The BOOK of BEAUTIFUL HOMES

ANDREW CHARLES BORZNER
ARCHITECT

Vol. II 1924

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PHILADA., PA.

The Book of Beautiful Homes

THE BOOK OF BEAUTIFUL HOMES

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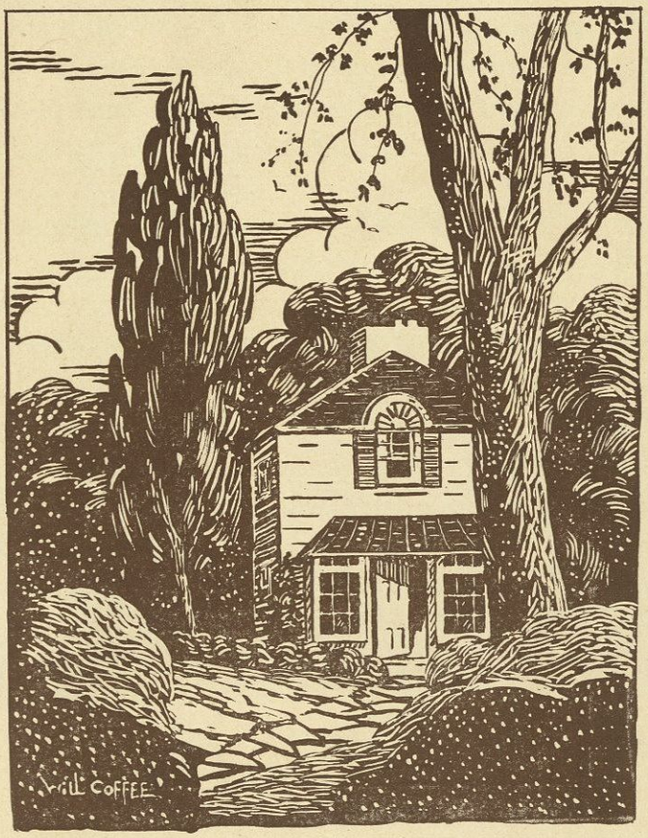
The BOOK of BEAUTIFUL HOMES



HOUSES, BUNGALOWS and TWIN HOUSES

DESIGNED BY

ANDREW CHARLES BORZNER, A.I.A.

ARCHITECT

717 Walnut Street : Philadelphia, Penna.

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FOREWORD

THE collection of one hundred houses, twin houses and bungalow designs illustrated in this book, places at the disposal of the home builder a group of designs that are both practical and economical to erect, on account of the care that has been given to the room sizes of each plan.

Misleading cost data has purposely been eliminated, for the reason that no Architect can quote an approximate erection cost of a house, to a client, without knowing certain definite requirements and conditions. In order that this book may be of real worth to a home builder in giving him an idea as to the approximate erection cost of any house contained herein, I have prepared a questionnaire which covers the essential points of information necessary for the approximation of cost. If the answers to this questionnaire are sent to my office, I will be pleased to furnish approximate cost data of any design free of charge.

The working drawings and specifications of any design in this collection may be purchased at this office. I do not sell stock plans and specifications, because I can save a client hundreds of dollars in the construction cost of his house, by preparing the drawings and specifications, to meet with the conditions that are peculiar to his location and taste. There are so many elements that enter into the construction of a house, that the writer has never been able to see how stock drawings, and specifications, ever could save an owner money, or even be of real service to him.

The majority of homes shown in this book have been built in various parts of the country and in some cases, other building materials than shown in the illustrations have been employed, but the substitution of other building materials for various effects will in no way destroy the architectural lines of any design.

The experience of eighteen years of house planning has been embodied in the designs illustrated. Suggestions that I have received from clients from all over the United States have been carefully noted and incorporated into the plans. Particular care has been taken in designing these homes so that all rooms have sufficient wall space to allow the rooms to be properly furnished. This feature is woefully lacking in many designs that have been published to date.

I have purposely omitted technical descriptions of interiors and finishes of the various homes for the reason that in a book of this kind, illustrating one hundred designs, it would probably confuse the prospective home builder. I feel that my method of presentation, namely showing only the exterior views and floor plans at a large scale, will not confuse the reader and he will get a better chance to study the various designs. Then should he select a design or designs that appeals to him, he can secure information by writing to the designer. There is no obligation entailed for this service as I will be pleased to give detailed descriptions of any design shown in this book, or answer questions on procedure.

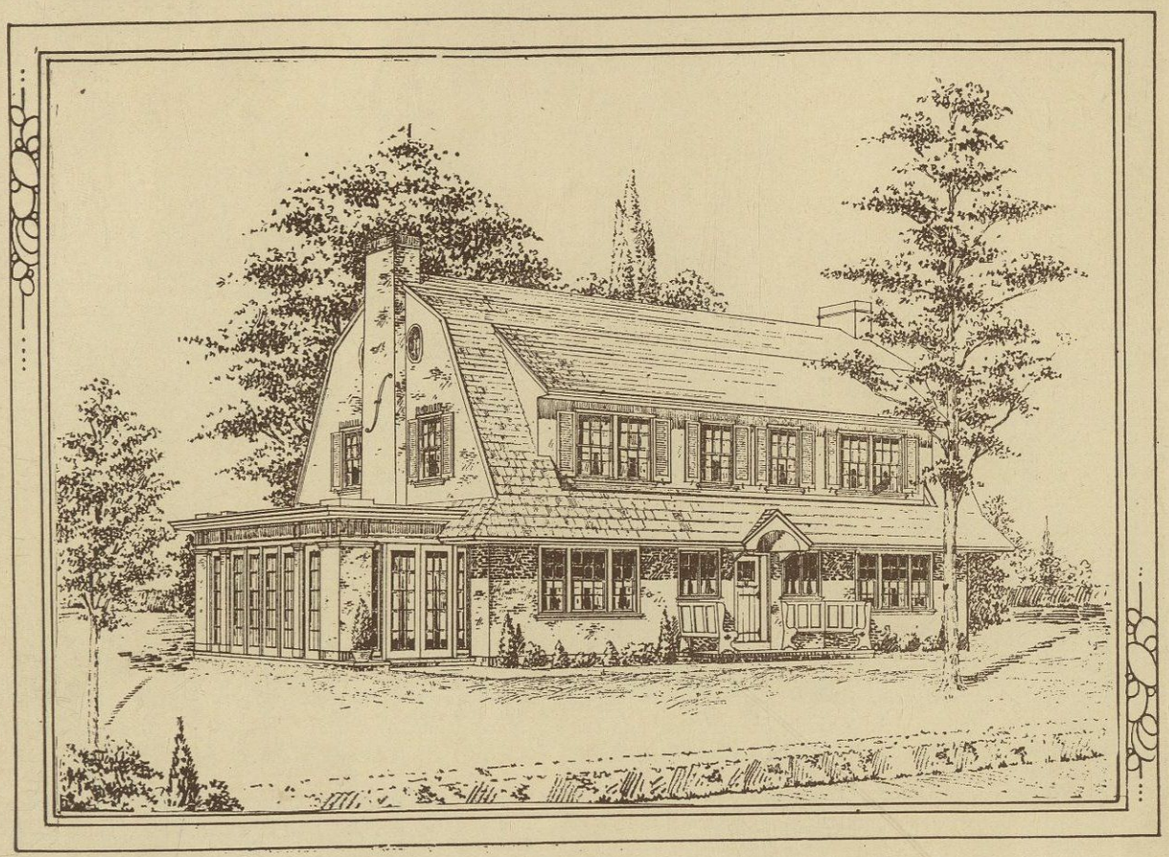
ANDREW CHARLES BORZNER, A.I.A.
Architect
717 Walnut Street Philadelphia, Pa.

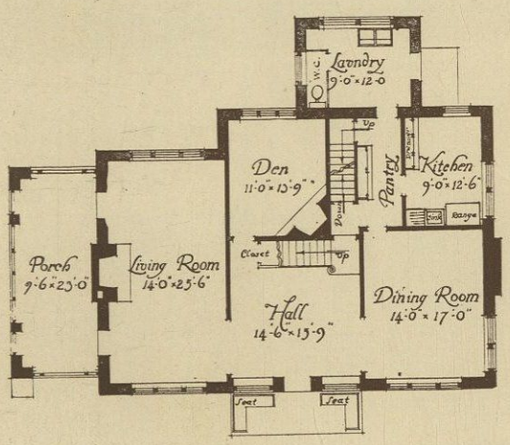
QUESTIONNAIRE

TO ascertain the approximate building cost of any design illustrated in this book, send the answers to the various questions asked below to the offices of the Architect.

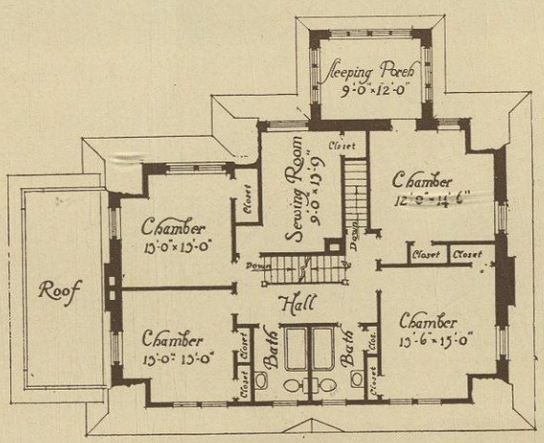
1. Approximate location of house. City or Suburb. Name of City and State.
2. Have you sewer connections or are cesspools necessary.
3. Foundation walls: stone or concrete.
4. Kind of exterior walls: stone, brick, hollow tile, cinder concrete block coated with stucco, or frame walls. If of frame construction, are walls to be covered with shingles or siding.
5. Kind of interior finish: oak, chestnut or soft woods painted. Interior doors: birch stained and varnished or soft woods painted.
6. Kind of flooring: red oak, white oak or long leaf yellow pine.
7. Any composition or linotile floors.
8. Wired for electricity or piped for gas.
9. Porch floors: wood or cement.
10. Bath rooms: tile floor and wainscoting, or wood floor.
11. Coal or gas range.
12. Is the domestic hot water to be heated with gas heater or coal heater in basement.
13. Roof: shingles, slate, asbestos shingles, crushed slate, asphalt shingles or spanish tile.
14. Heating system: hot water, steam, gas, vapor, or pipeless furnace.
15. Flashings and rain water conductors: copper or galvanized iron.
16. Attic to be finished or unfinished.

A HOME OF EXQUISITE TASTE



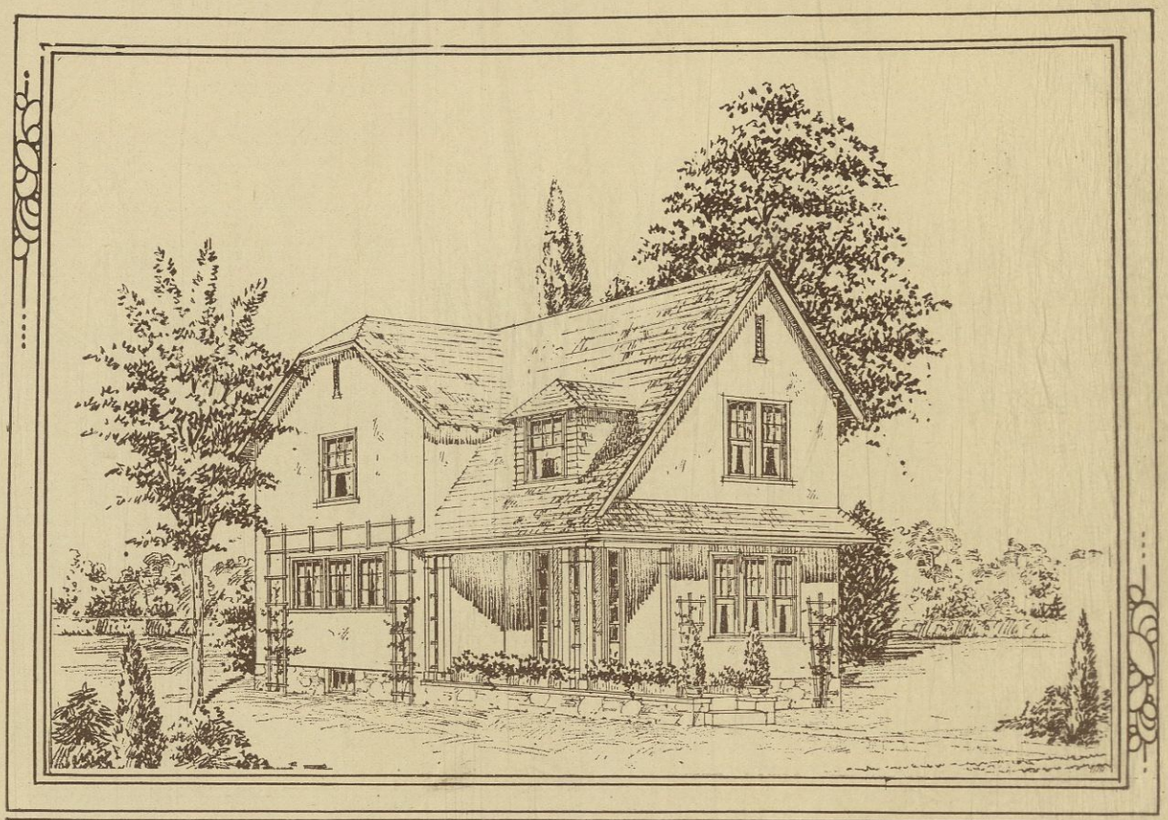


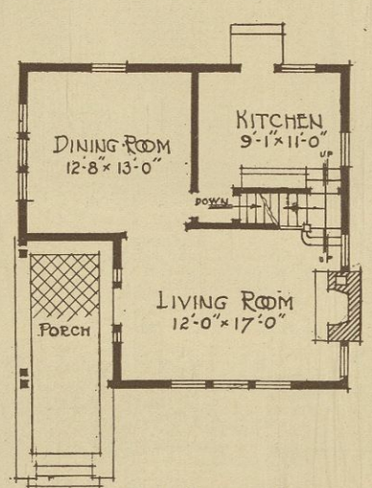
First Floor Plan



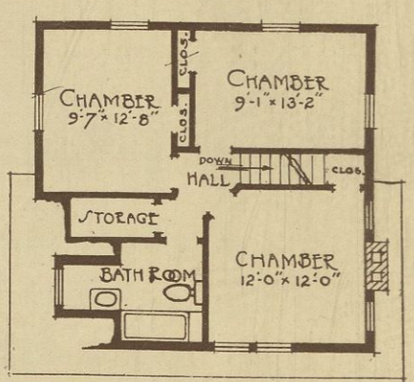
Second Floor Plan

ECONOMICAL HOME TO ERECT





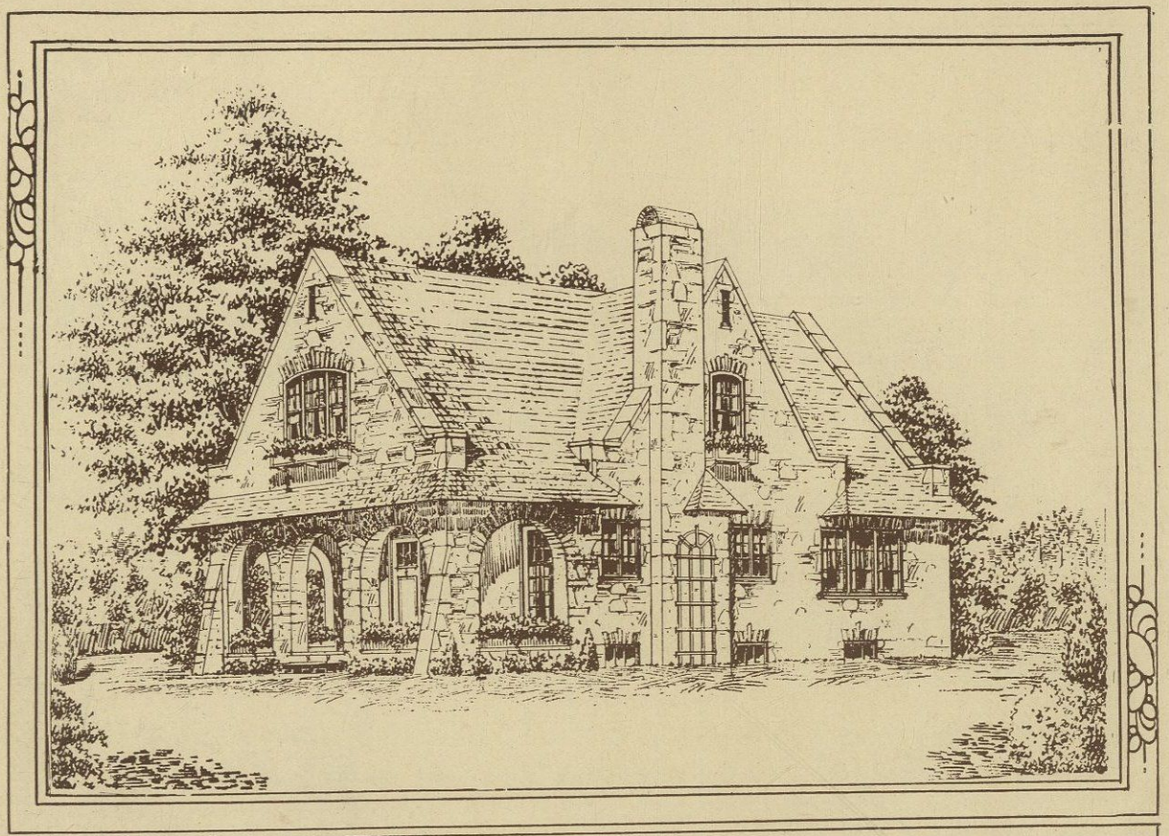
• FIRST FLOOR PLAN •

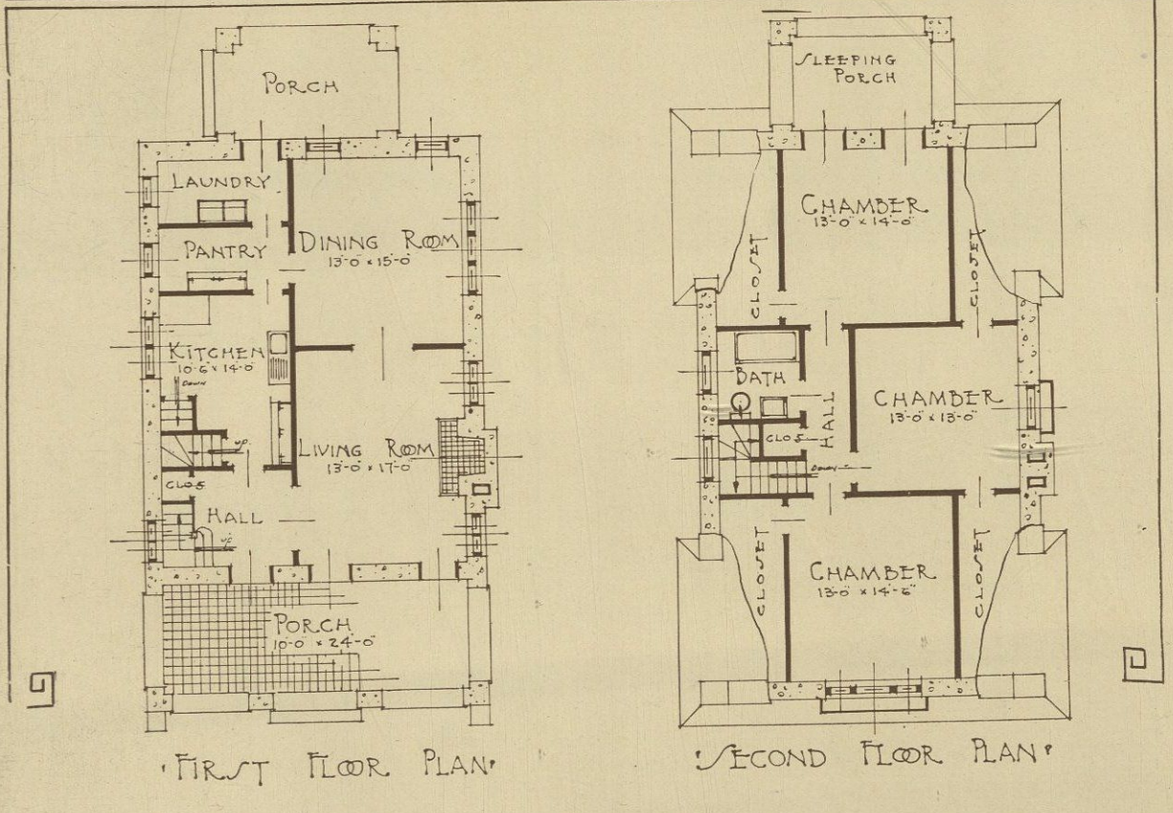


• SECOND FLOOR PLAN •

ANDREW CHARLES BOZRNER, Architect

INTERESTING ARCHITECTURAL COMPOSITION

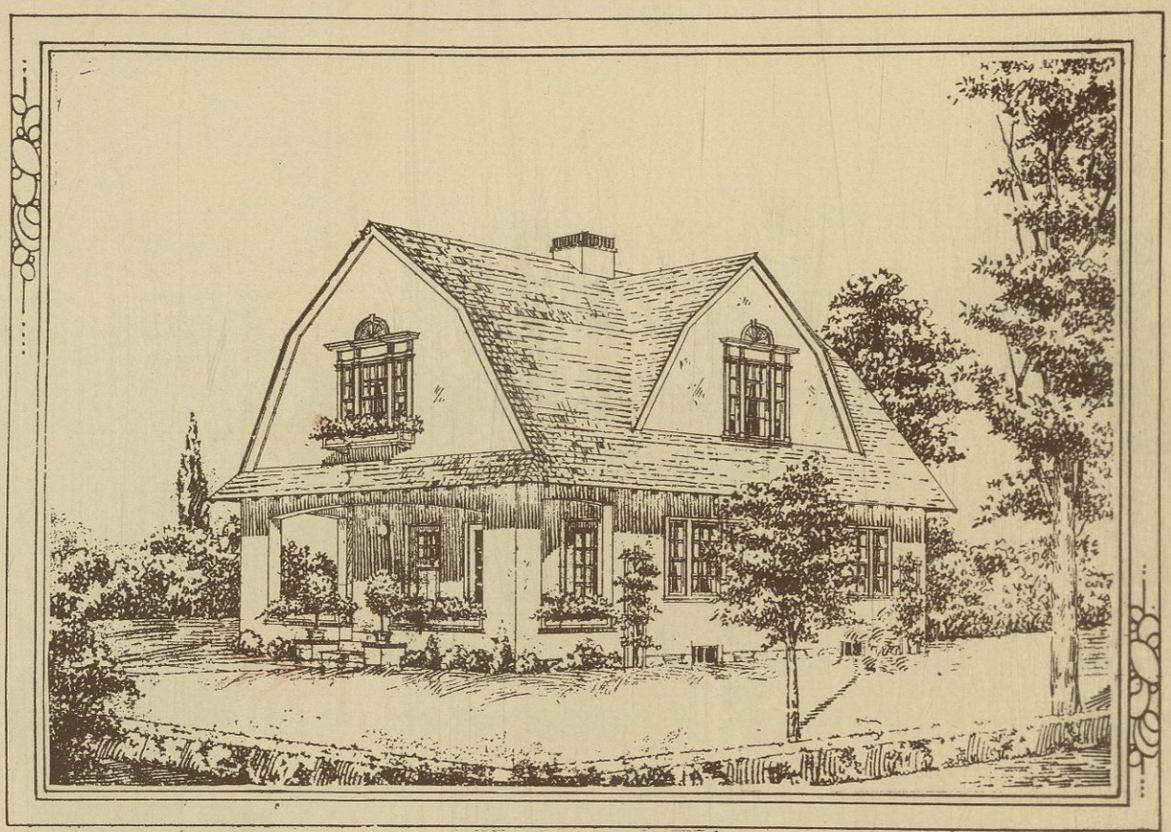


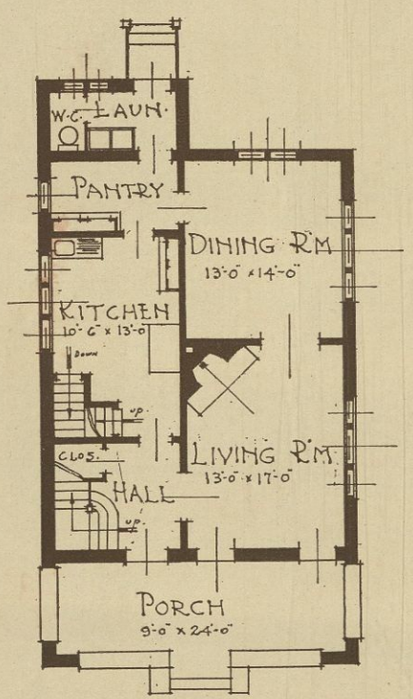


"FIRST FLOOR PLAN"

"SECOND FLOOR PLAN"

COLONIAL COTTAGE TYPE





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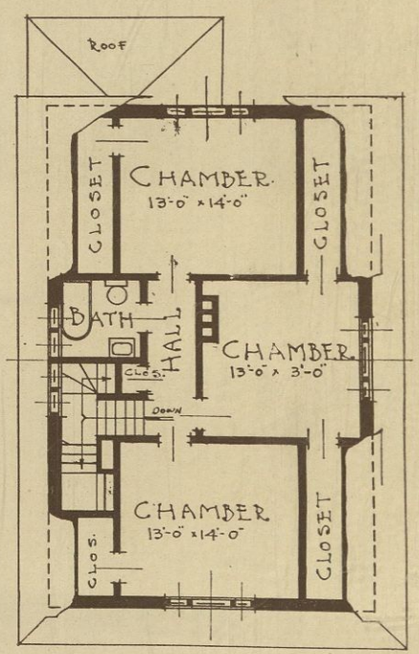

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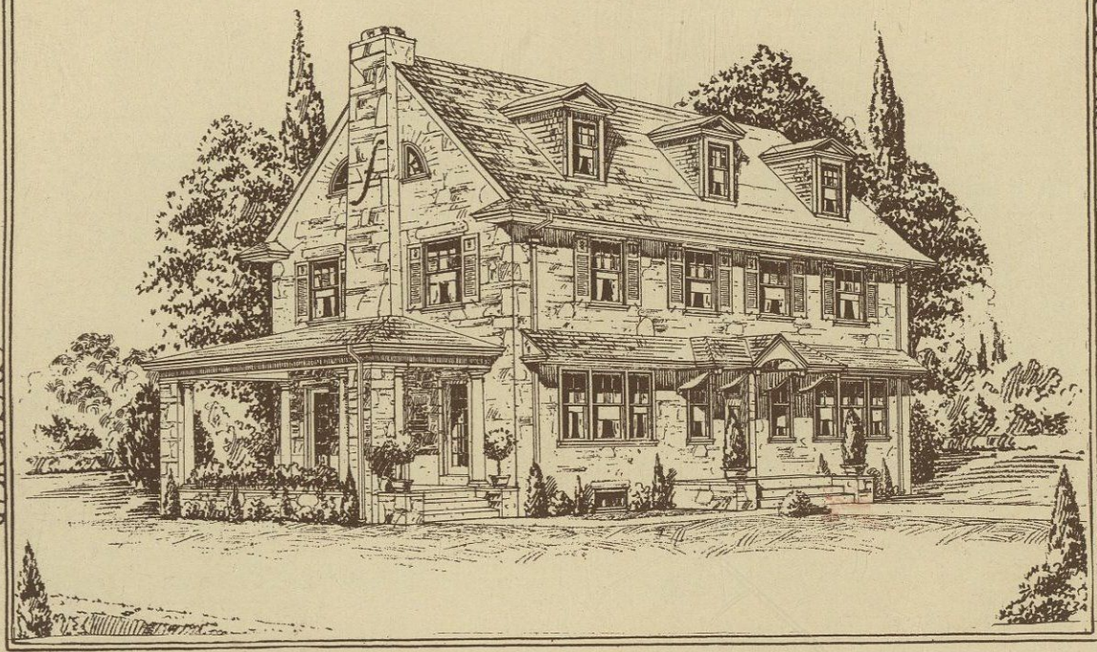
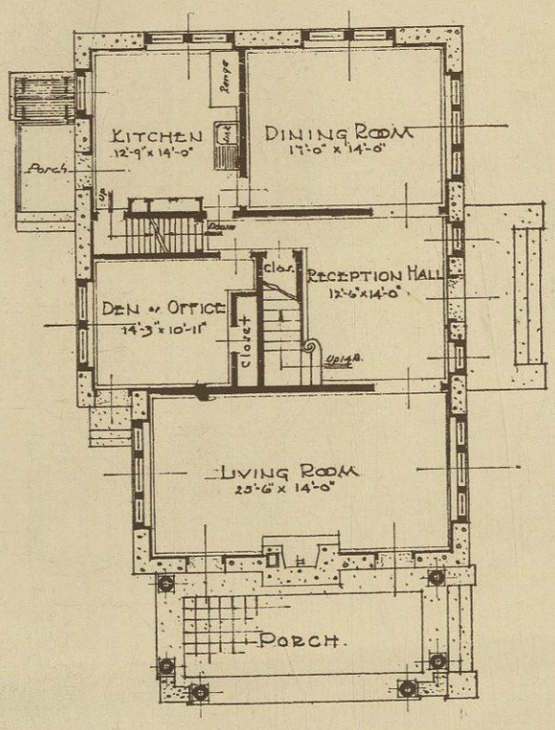
BEAUTIFUL COLONIAL STONE RESIDENCE





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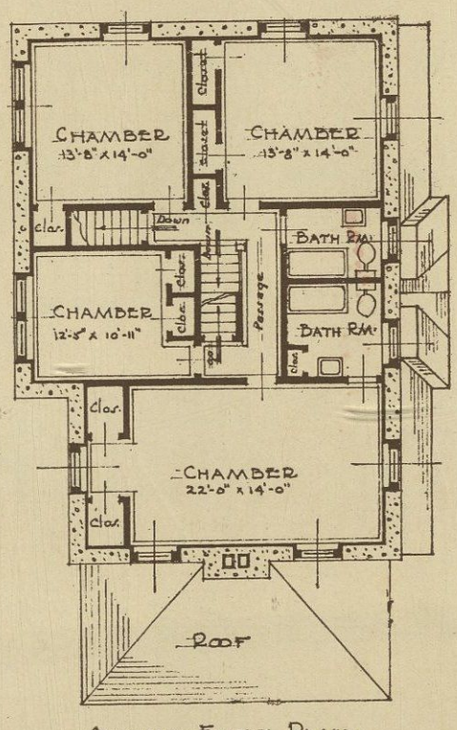
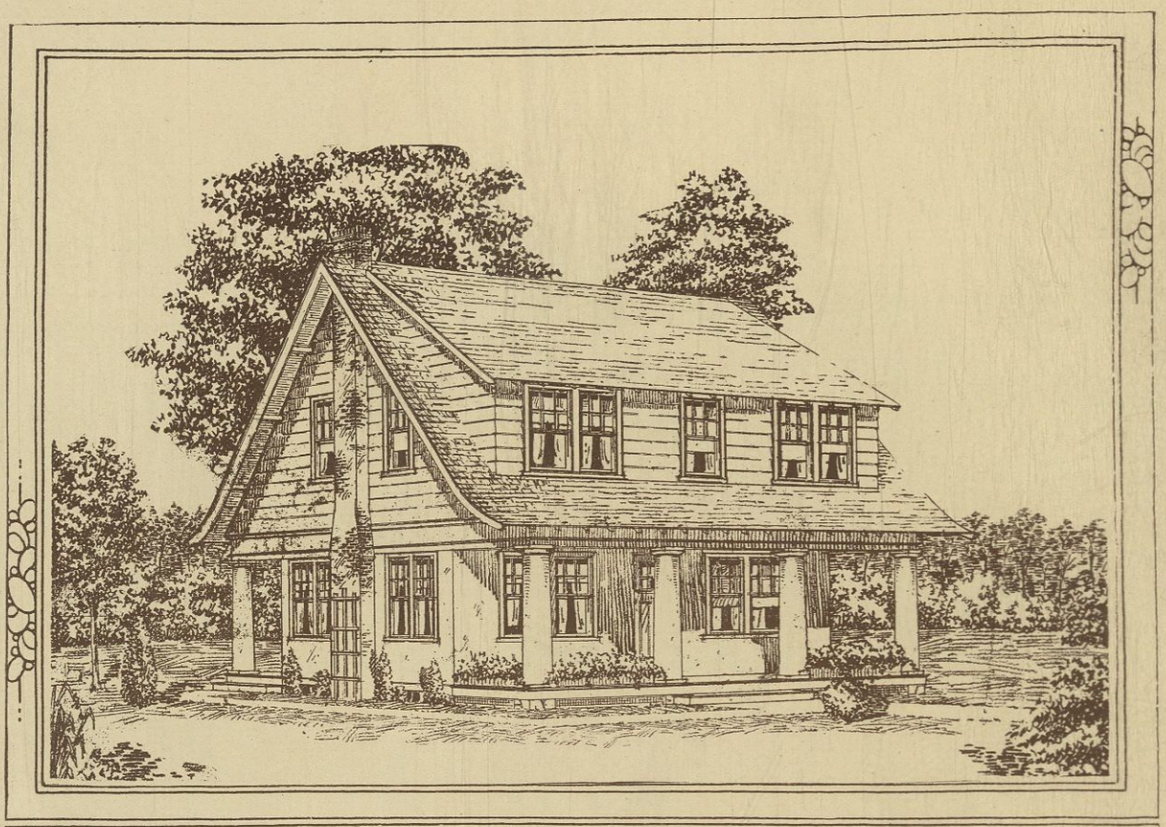
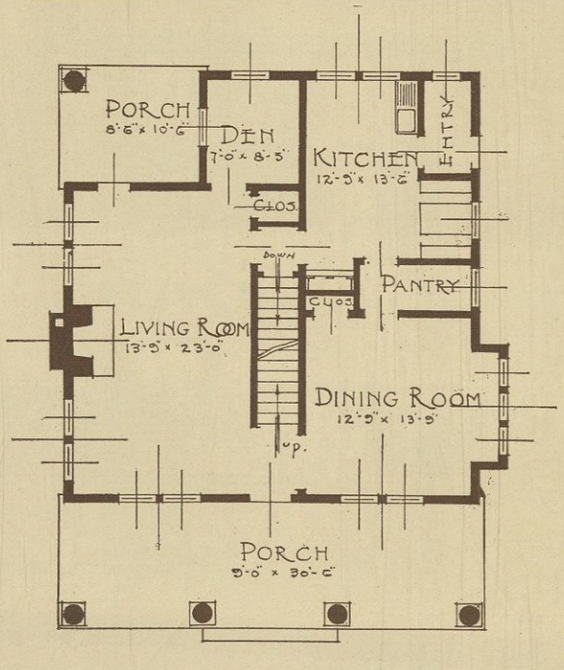


SECOND FLOOR PLAN.

A PICTURESQUE LOW COST HOUSE





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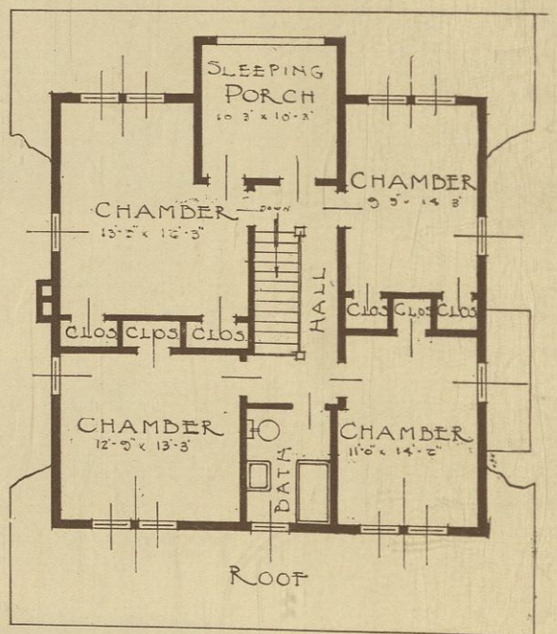
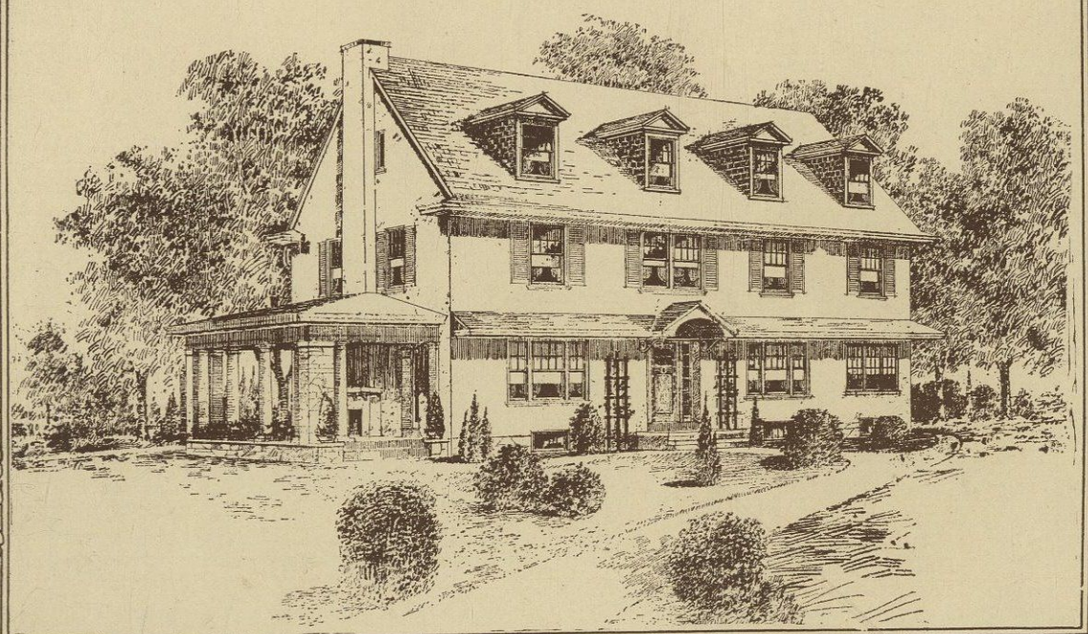
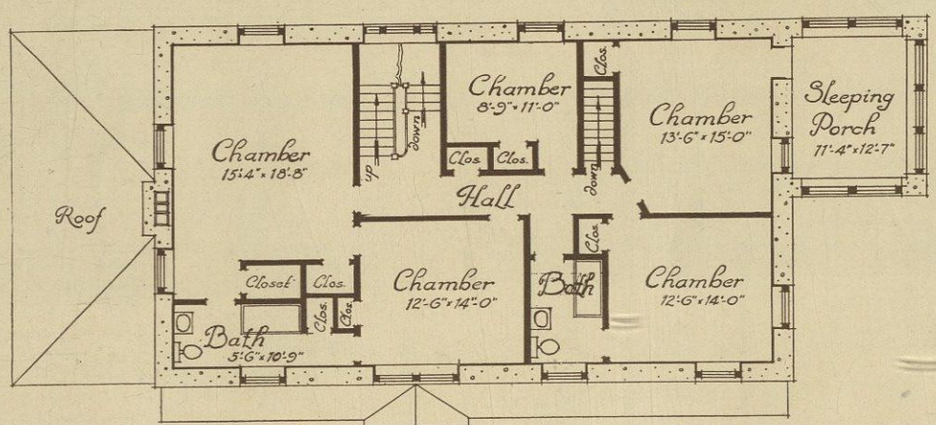


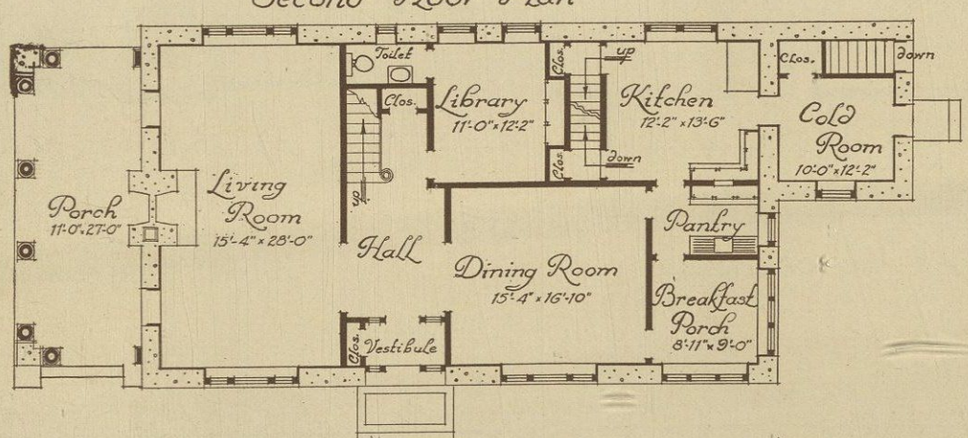
'SECOND FLOOR PLAN'

EXTREMELY PLEASING COLONIAL HOUSE



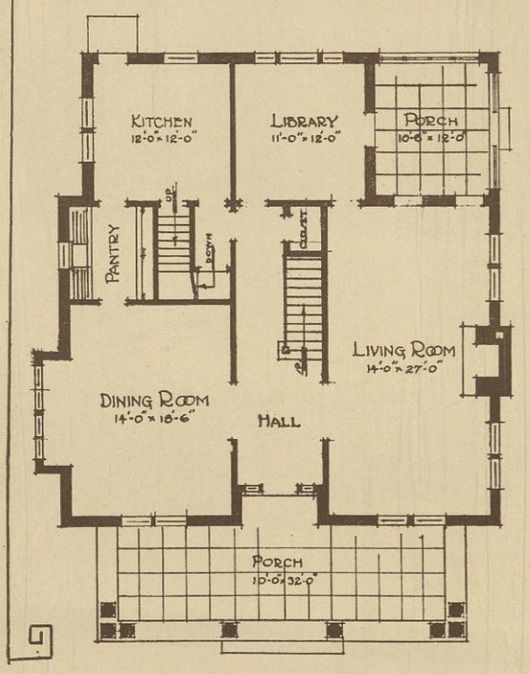


Second Floor Plan



First Floor Plan

COLONIAL HOME OF UNUSUAL TYPE



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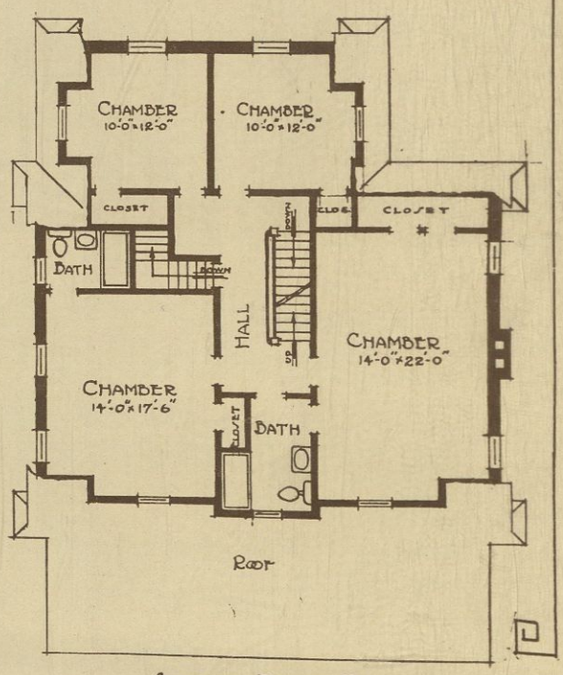
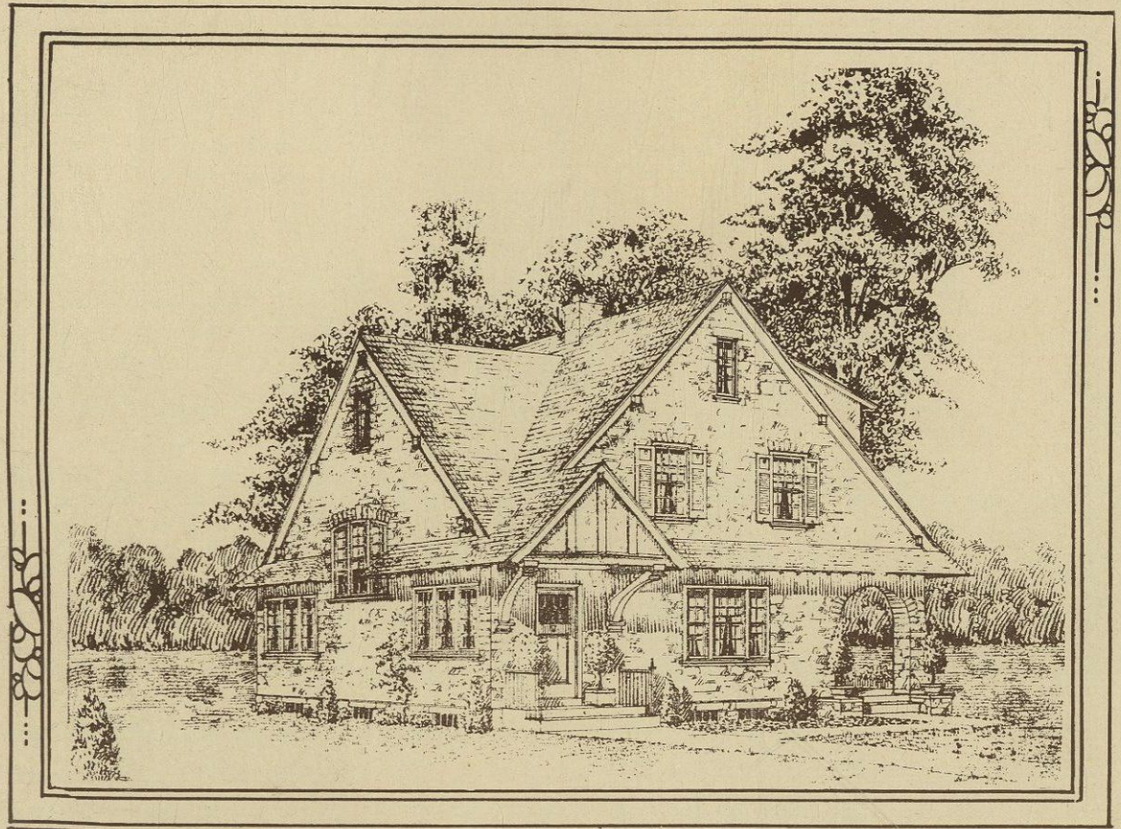
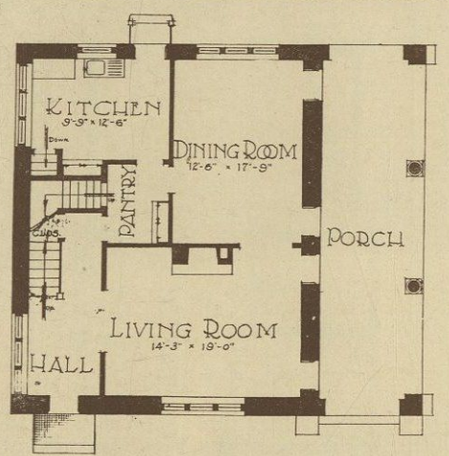


SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

A CHARMING ENGLISH RESIDENCE





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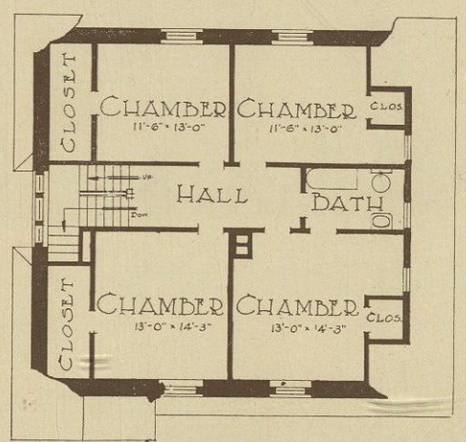
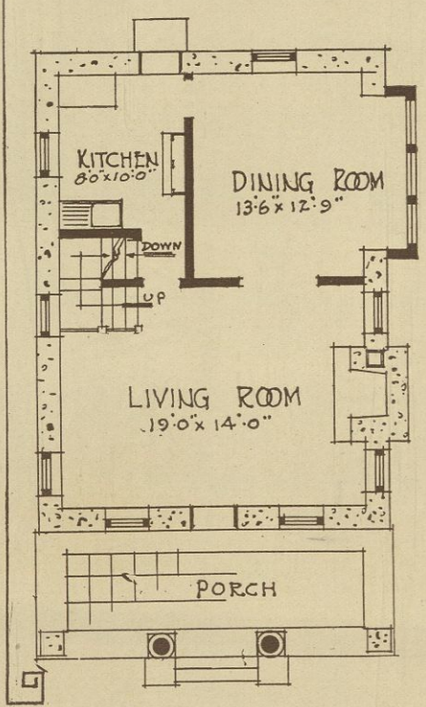


SECOND FLOOR PLAN

INEXPENSIVE COLONIAL COTTAGE



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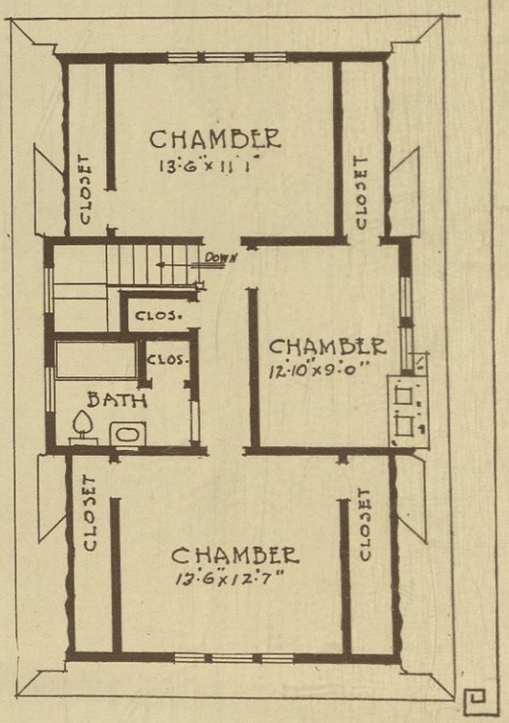

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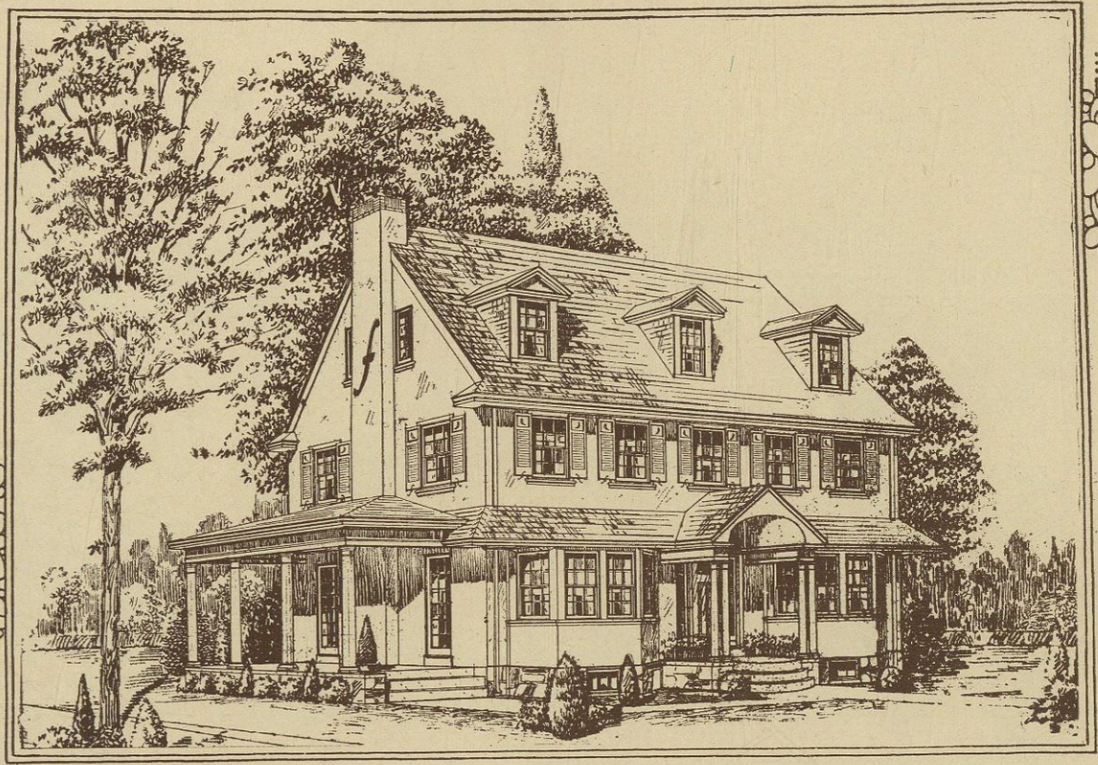
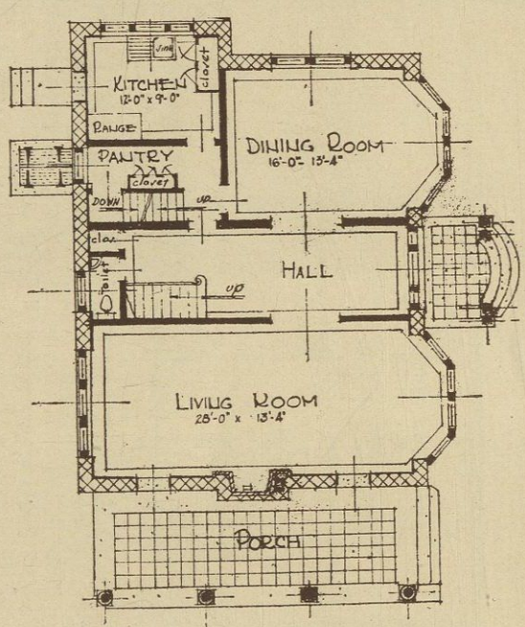
A CHARMING COLONIAL RESIDENCE





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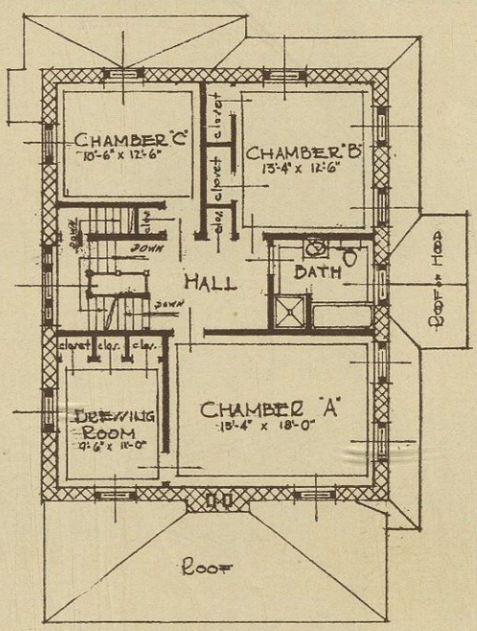
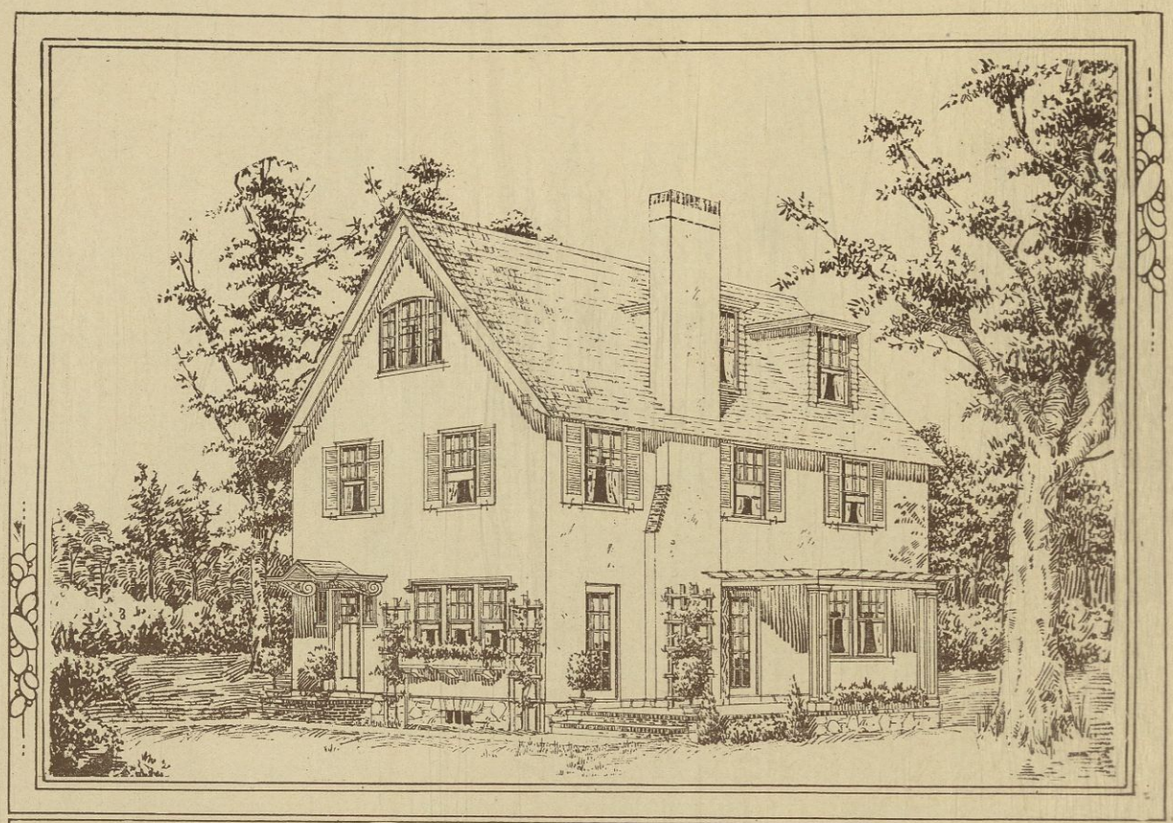
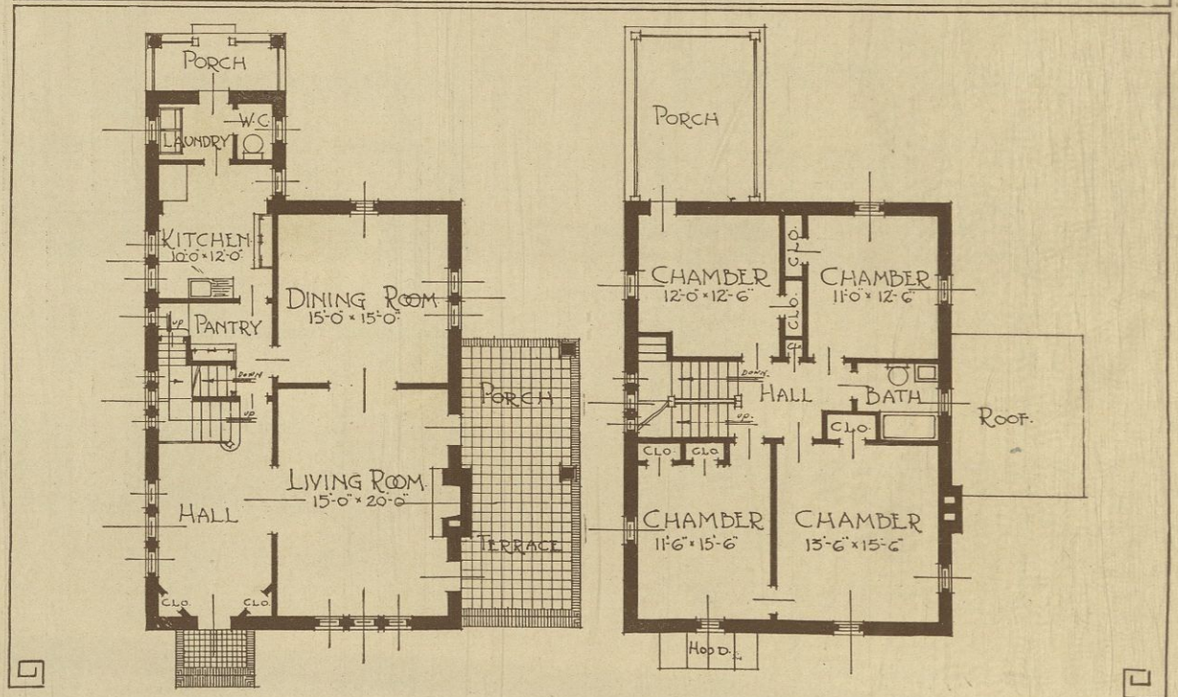


SECOND FLOOR PLAN

A QUAINT ENGLISH TYPE



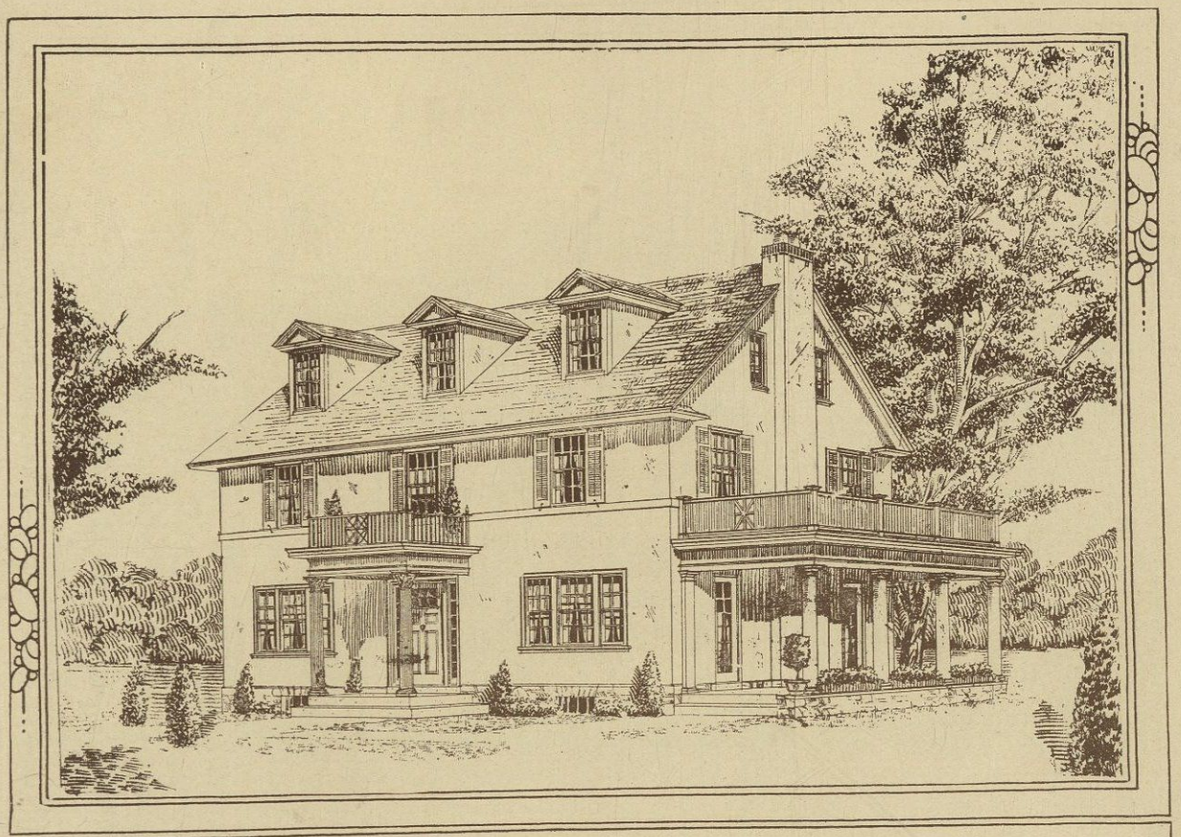


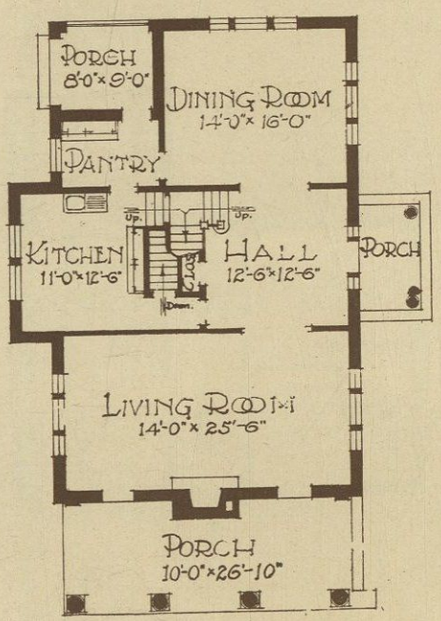
'FIRST FLOOR PLAN'

SECOND FLOOR PLAN'

ANDREW CHARLES BORZNER, Architect

AN UNUSUAL PLANNED HOUSE





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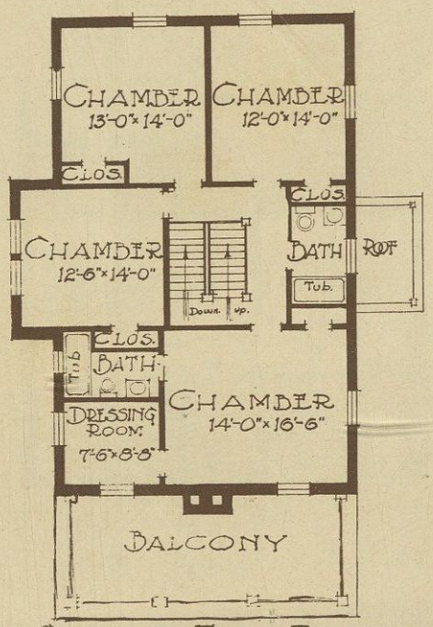
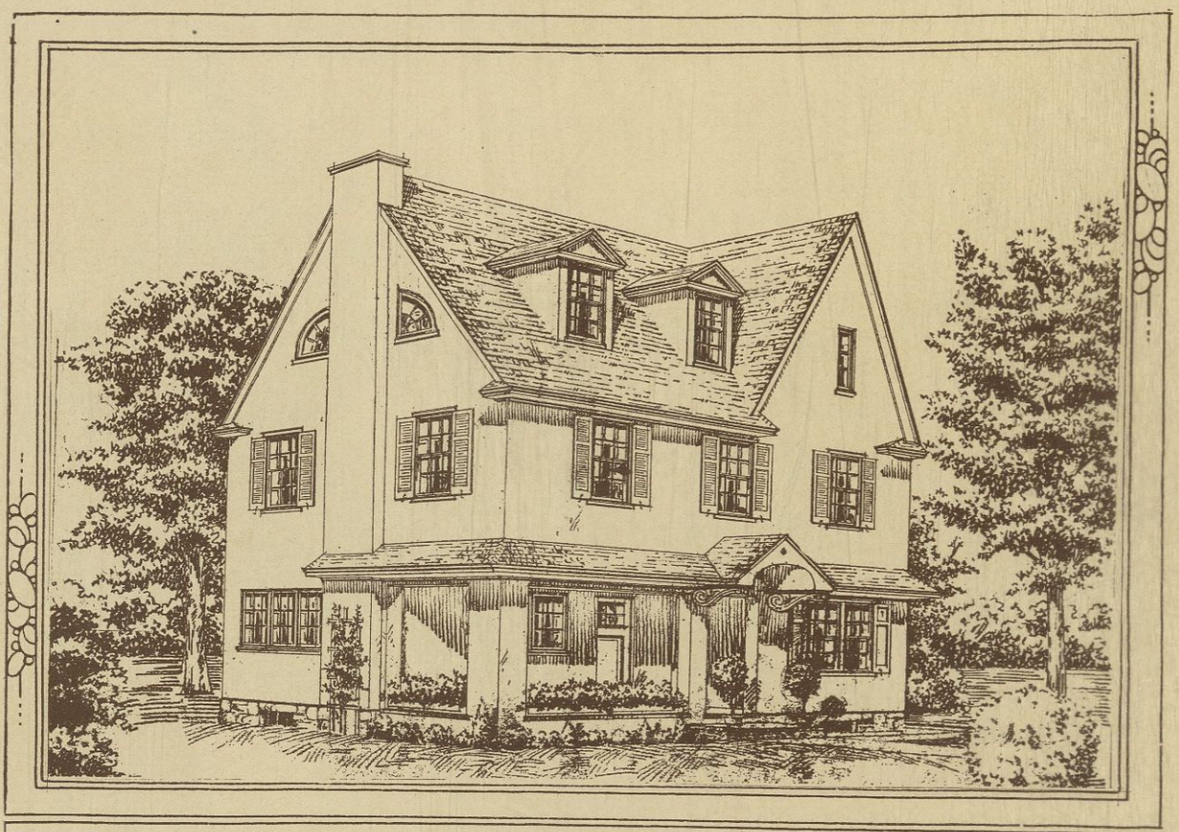
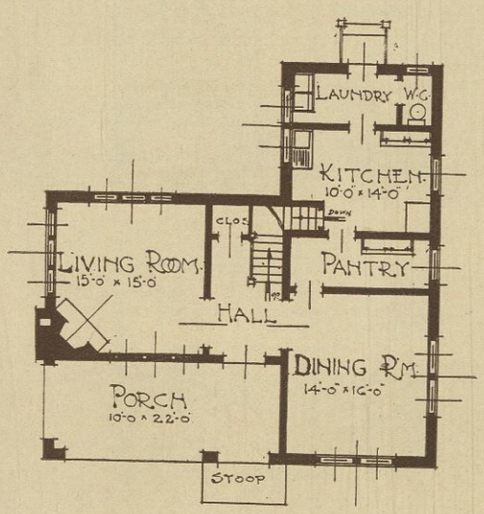


SECOND FLOOR PLAN

A SPACIOUS COLONIAL RESIDENCE





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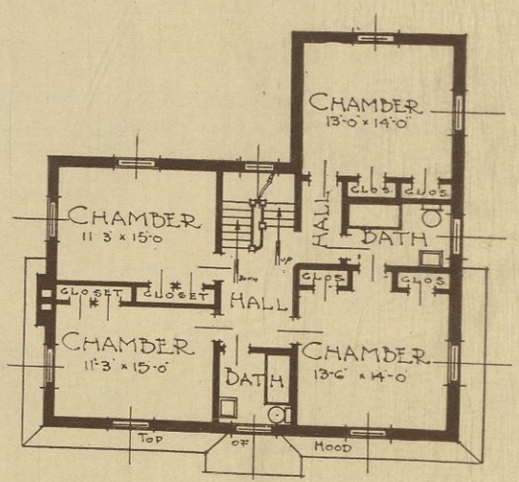
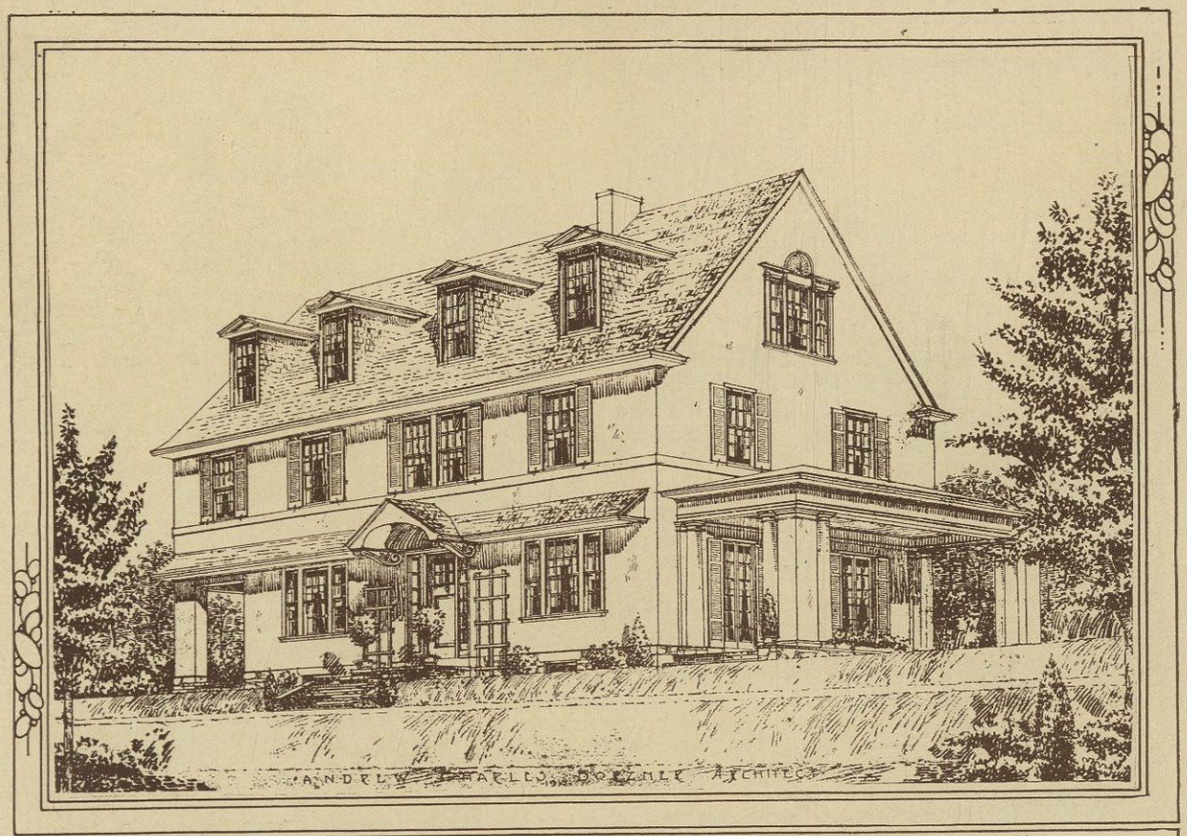
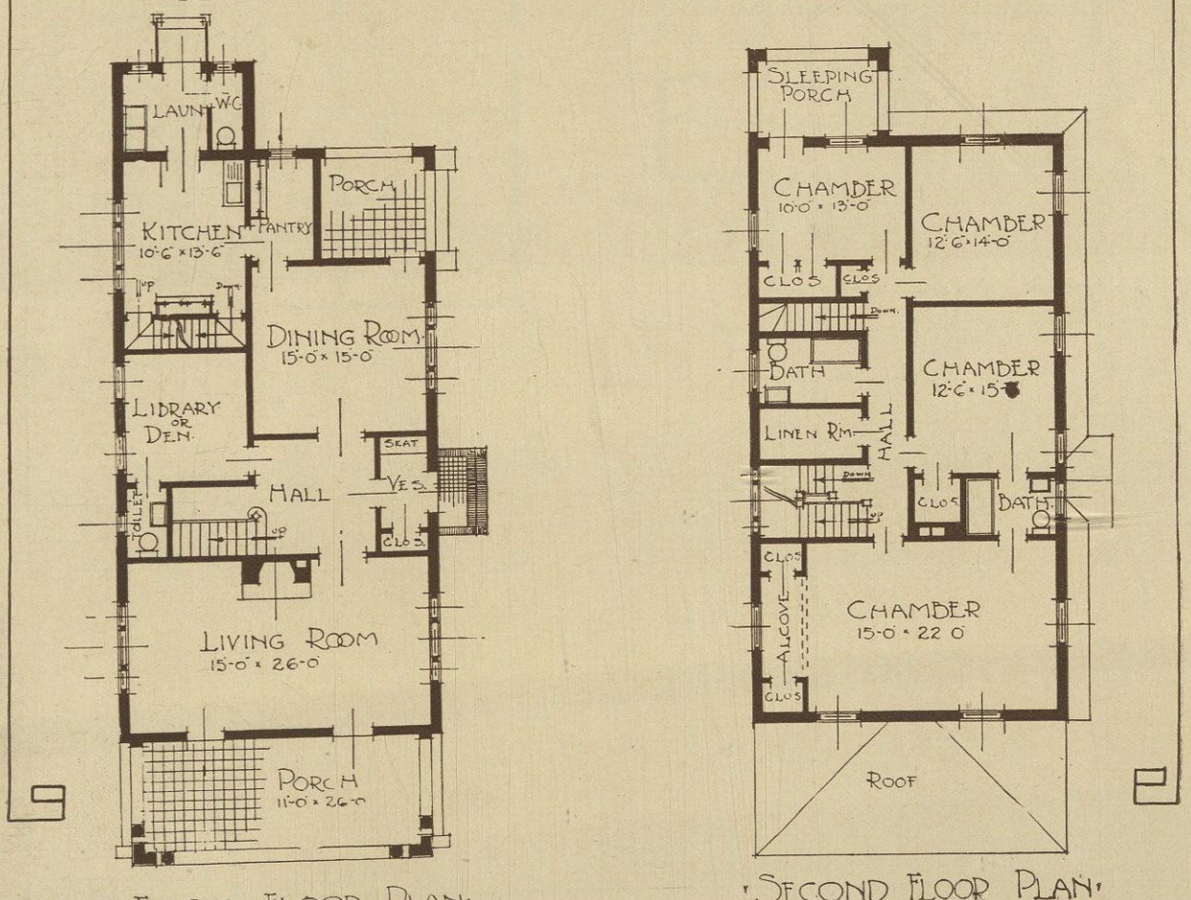


'SECOND FLOOR PLAN'

ANDREW CHARLES BORZNER, Architect

A LOW RAMBLING COLONIAL TYPE

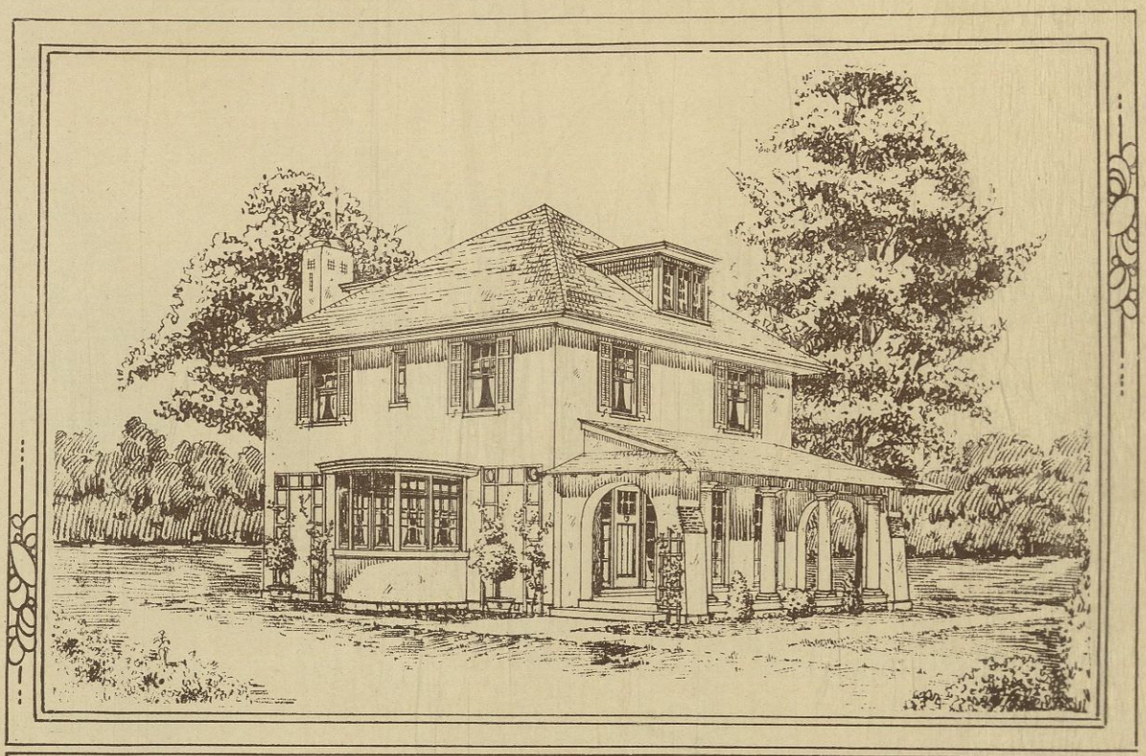


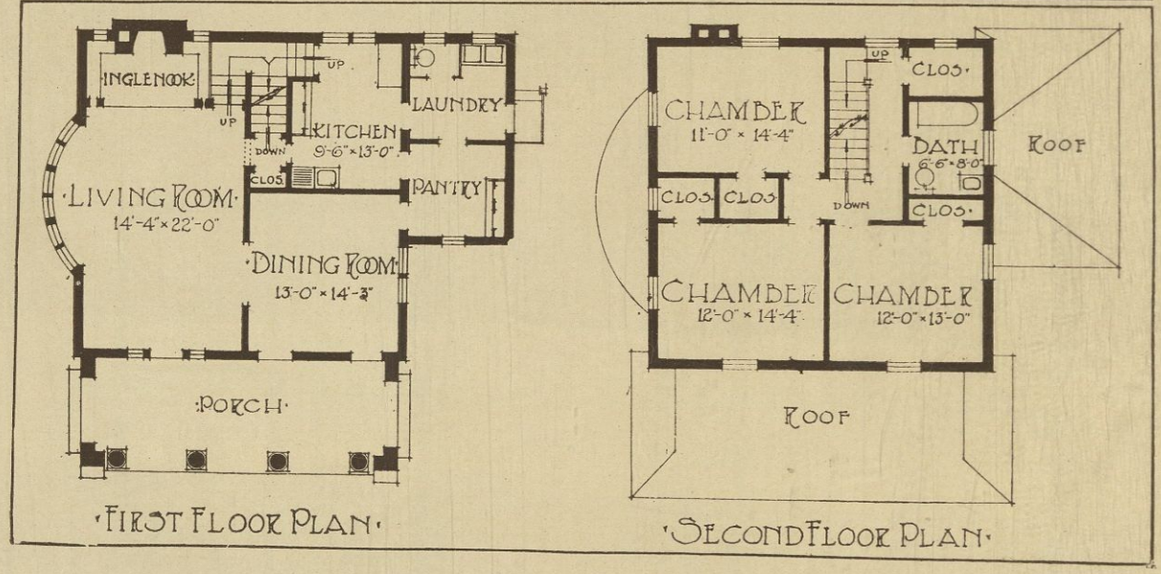


FIRST FLOOR PLAN

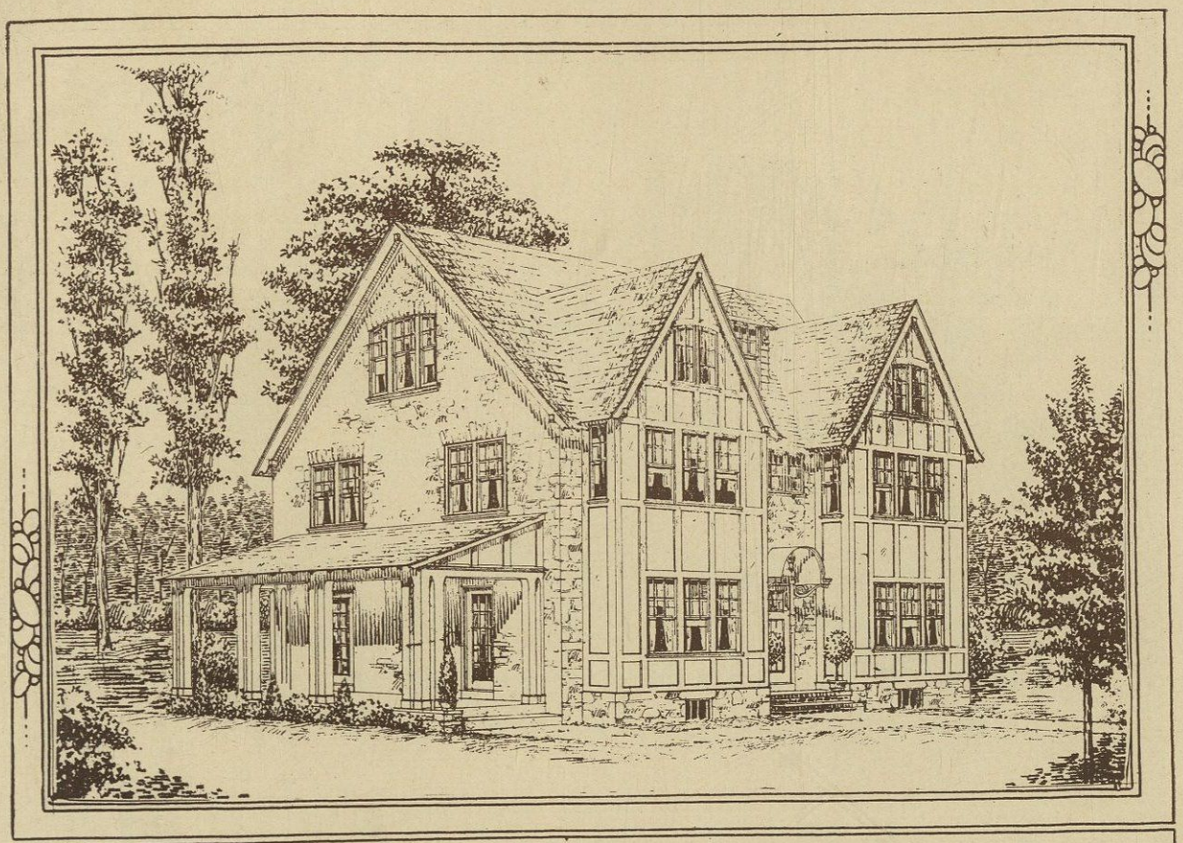
SECOND FLOOR PLAN

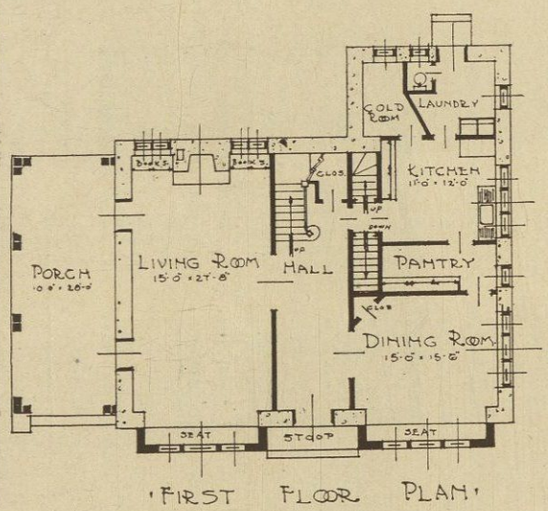
AN UNUSUAL ECONOMIC DESIGN



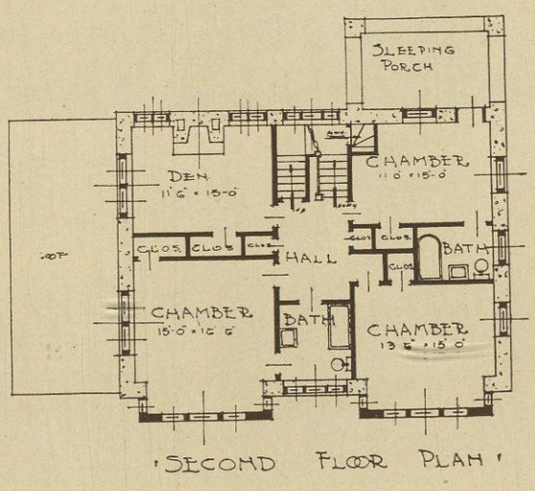


QUAINT HOME OF ENGLISH DESIGN





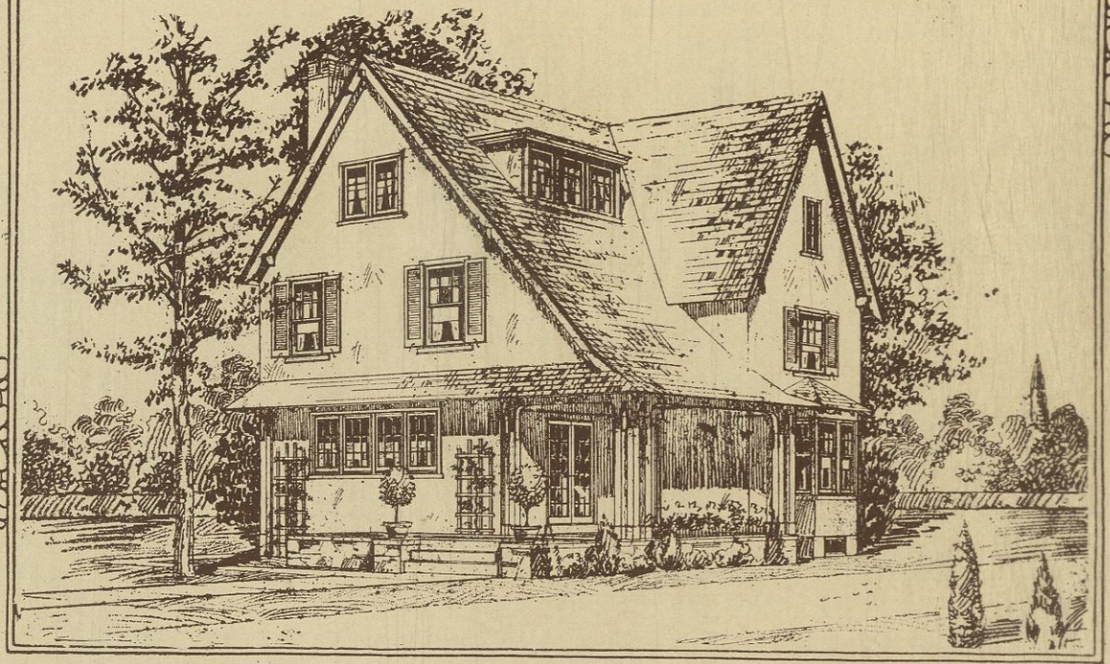
'FIRST FLOOR PLAN'

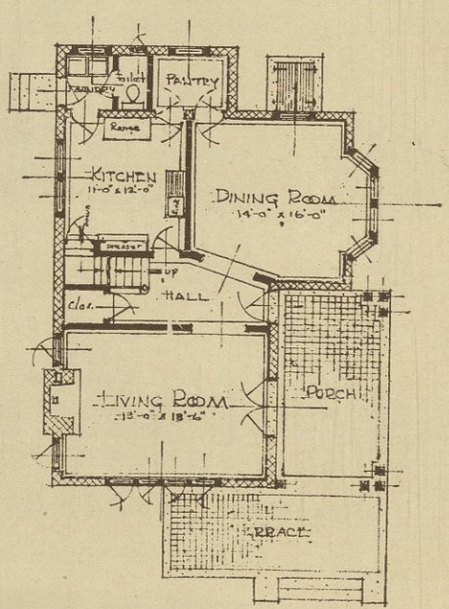


'SECOND FLOOR PLAN'

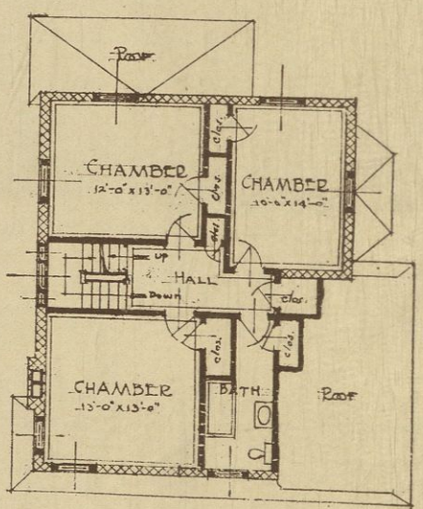
ANDREW CHARLES BOZRNER, Architect

AN ENGLISH COTTAGE TYPE





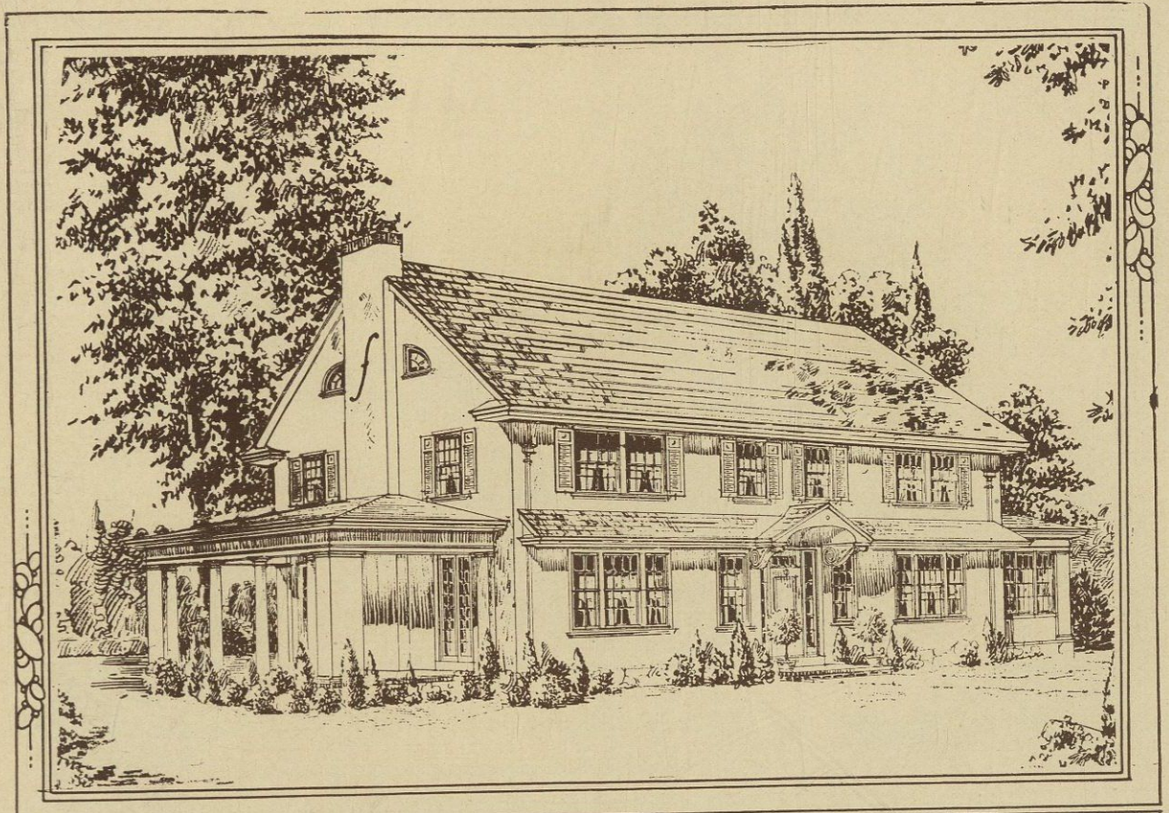
• FIRST FLOOR PLAN •

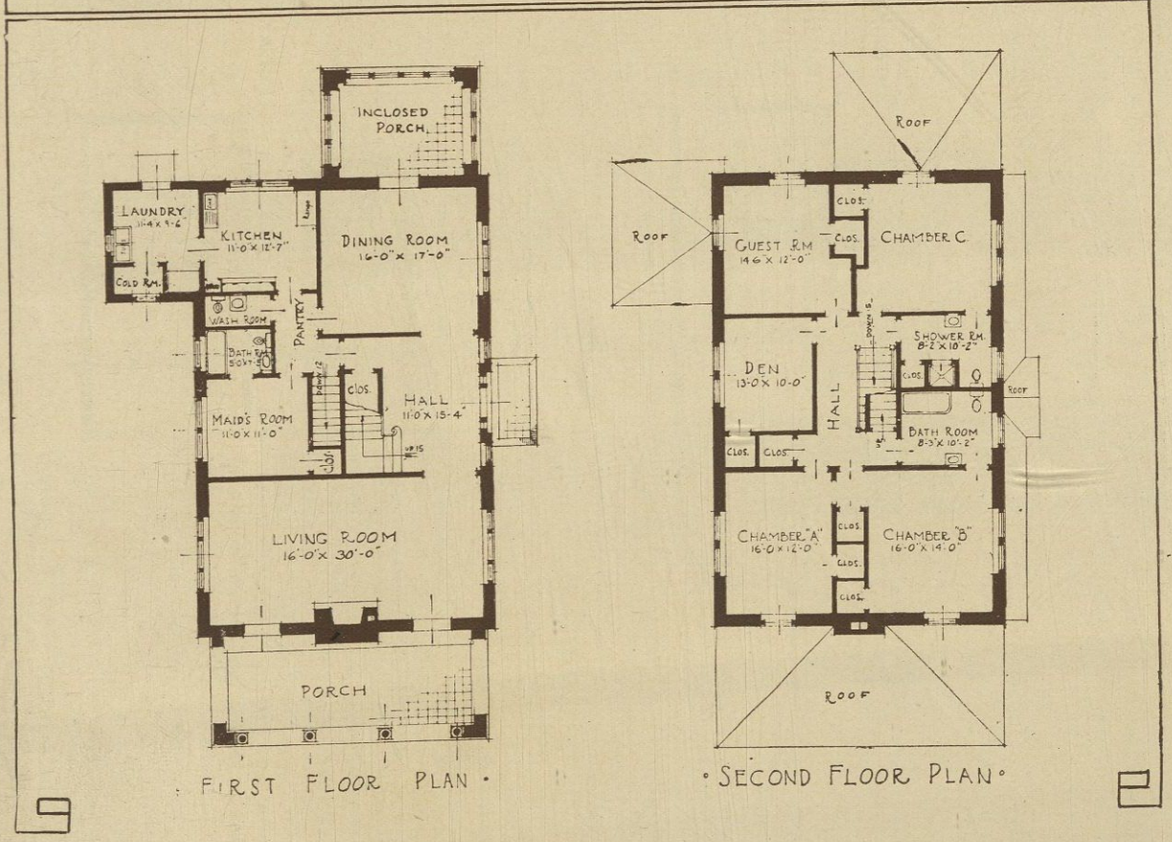


• SECOND FLOOR PLAN •

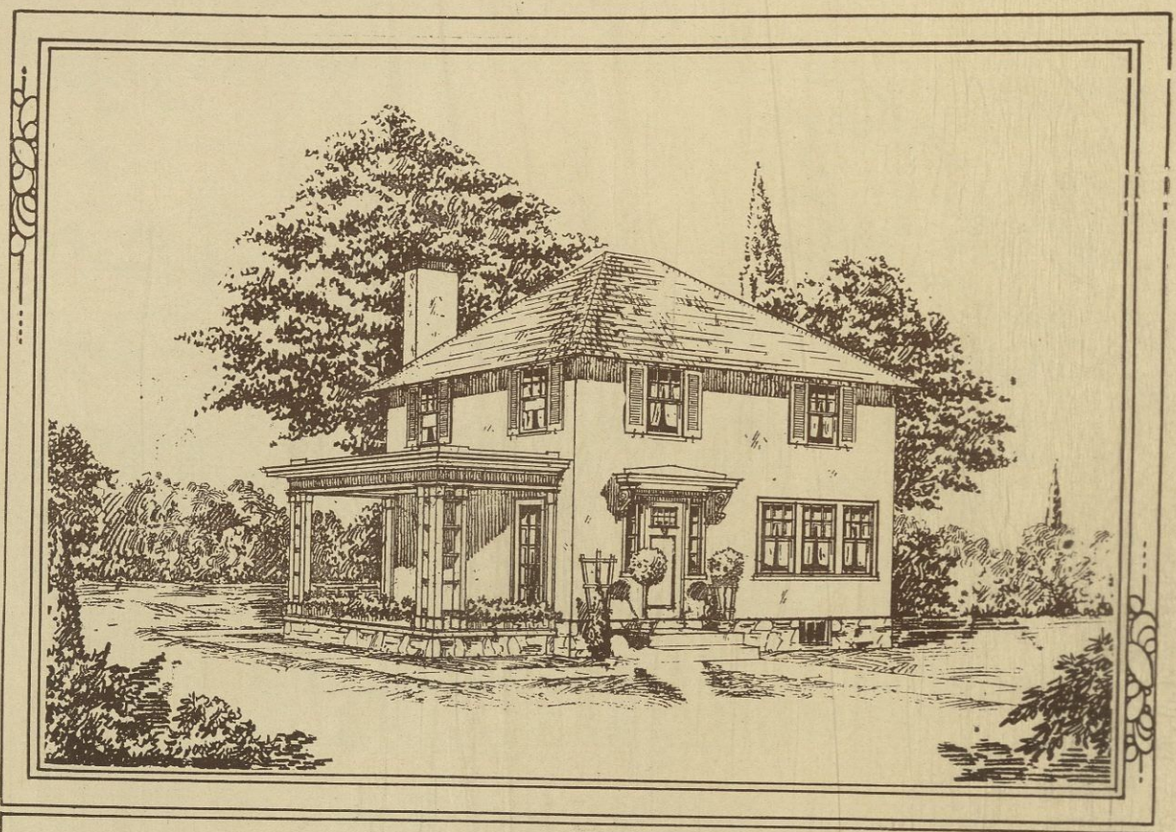
ANDREW CHARLES BORZNER, Architect

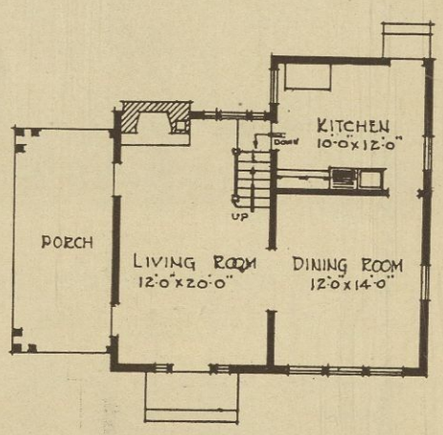
AN UNUSUAL COLONIAL DESIGN



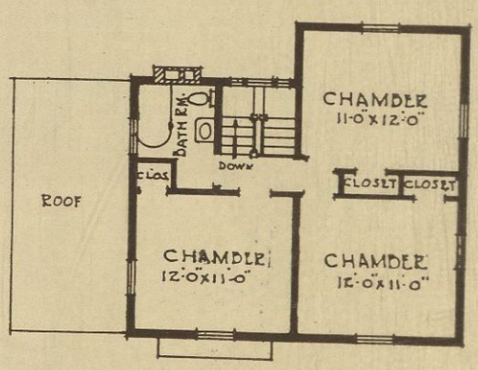


A WELL PROPORTIONED MODEST HOME





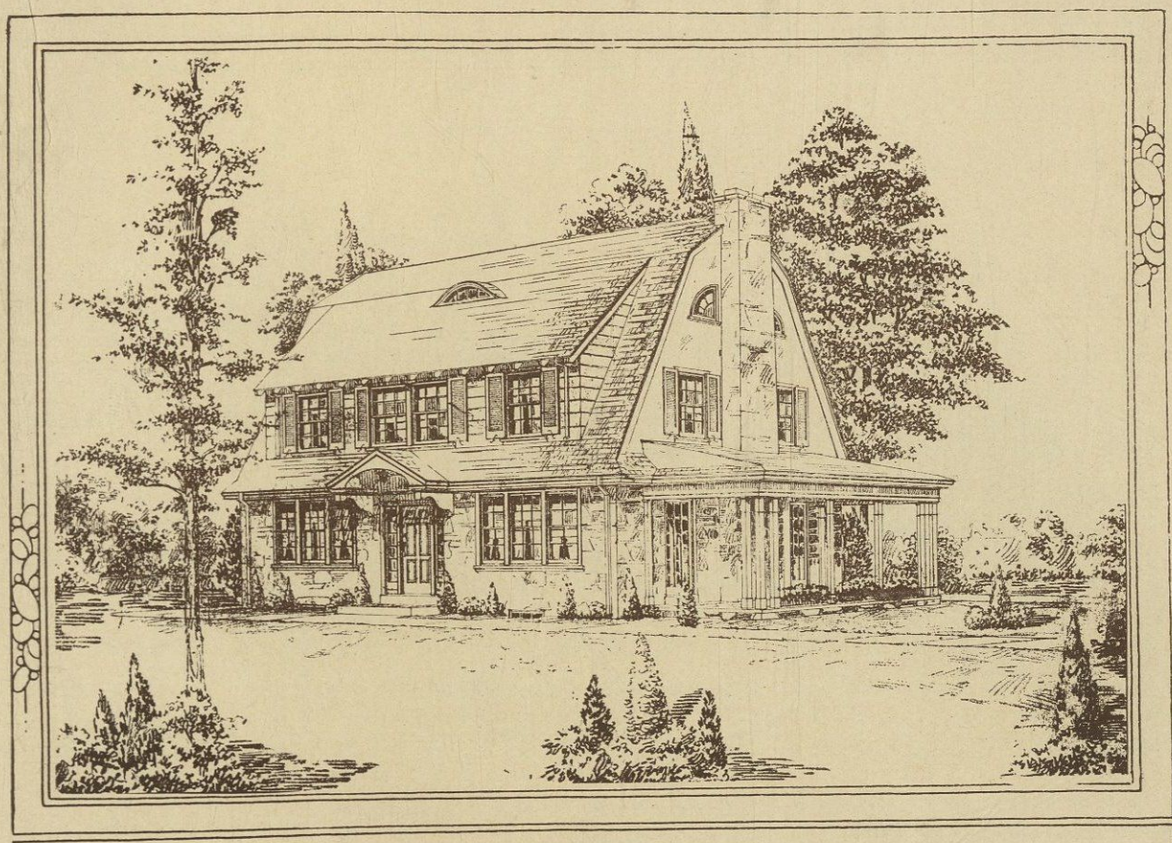
FIRST FLOOR PLAN

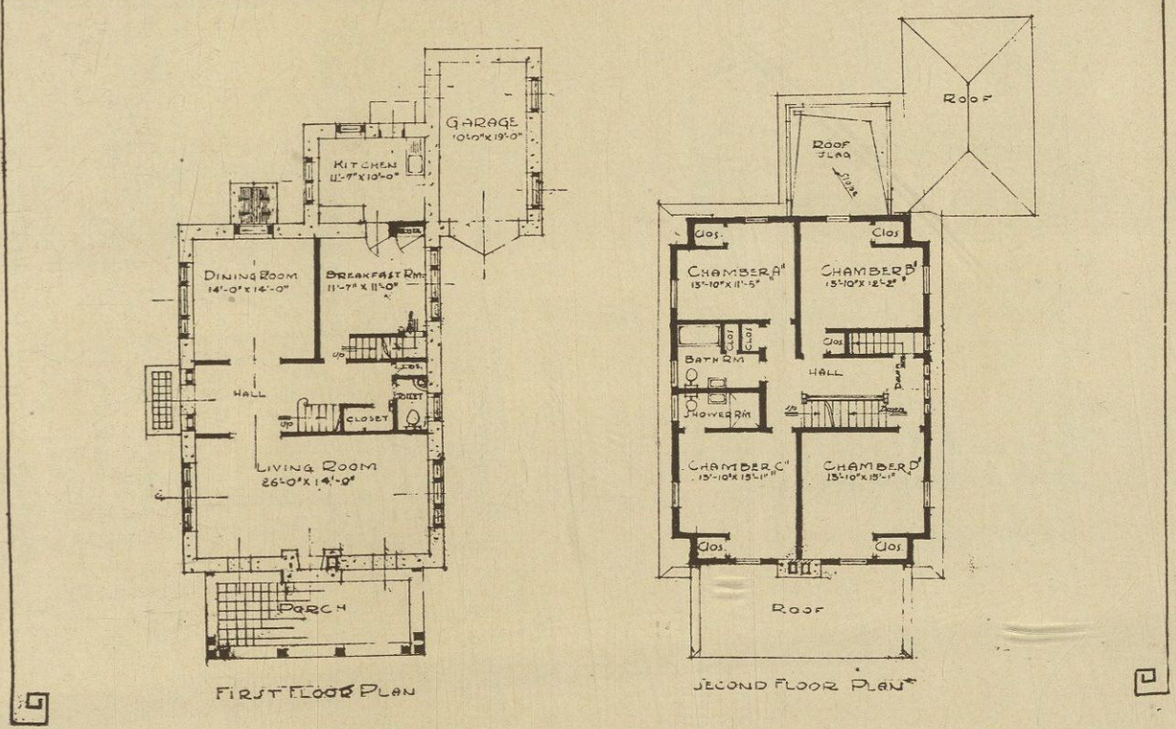


SECOND FLOOR PLAN

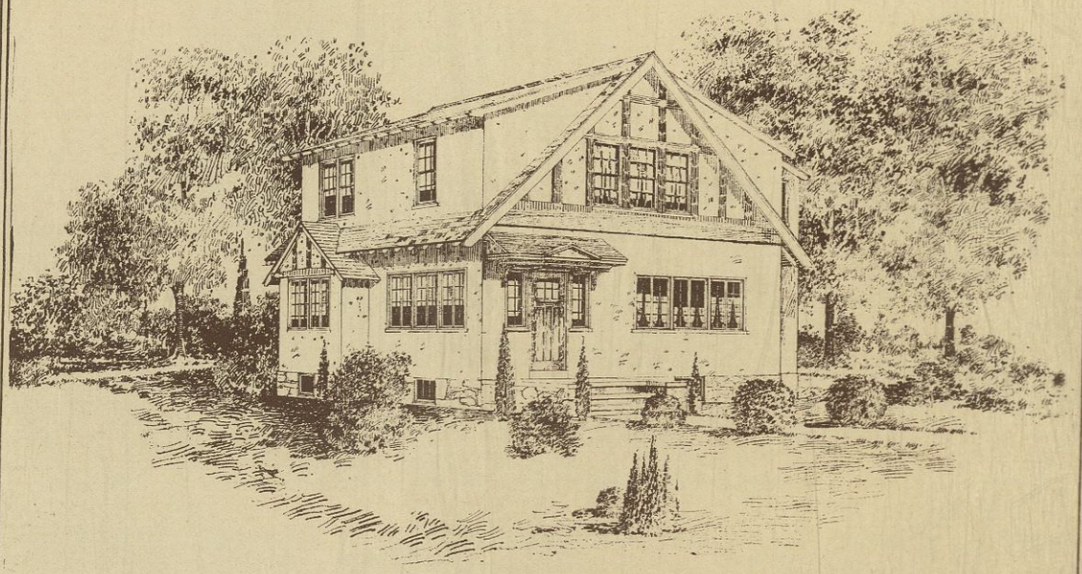
ANDREW CHARLES BORZNER, Architect

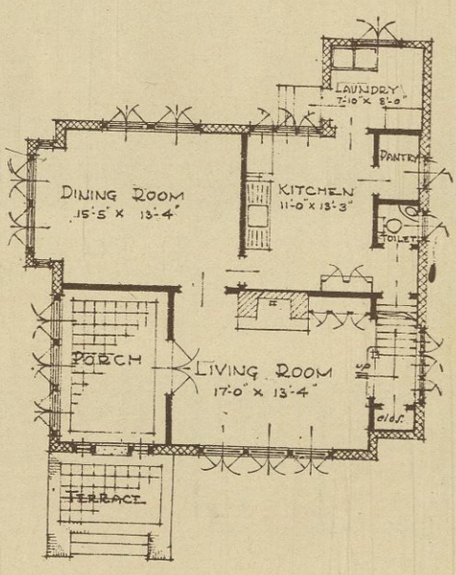
A BEAUTIFUL DUTCH COLONIAL HOME



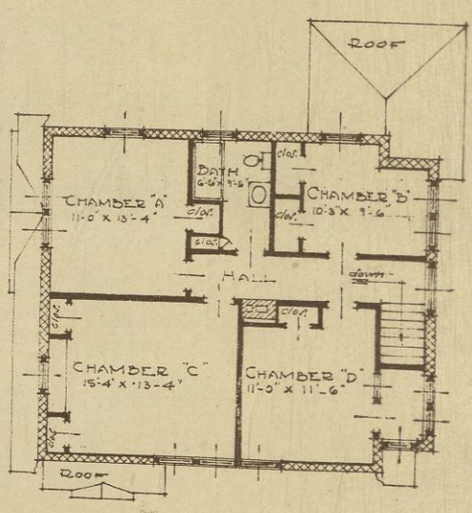


PICTURESQUE ENGLISH DESIGN





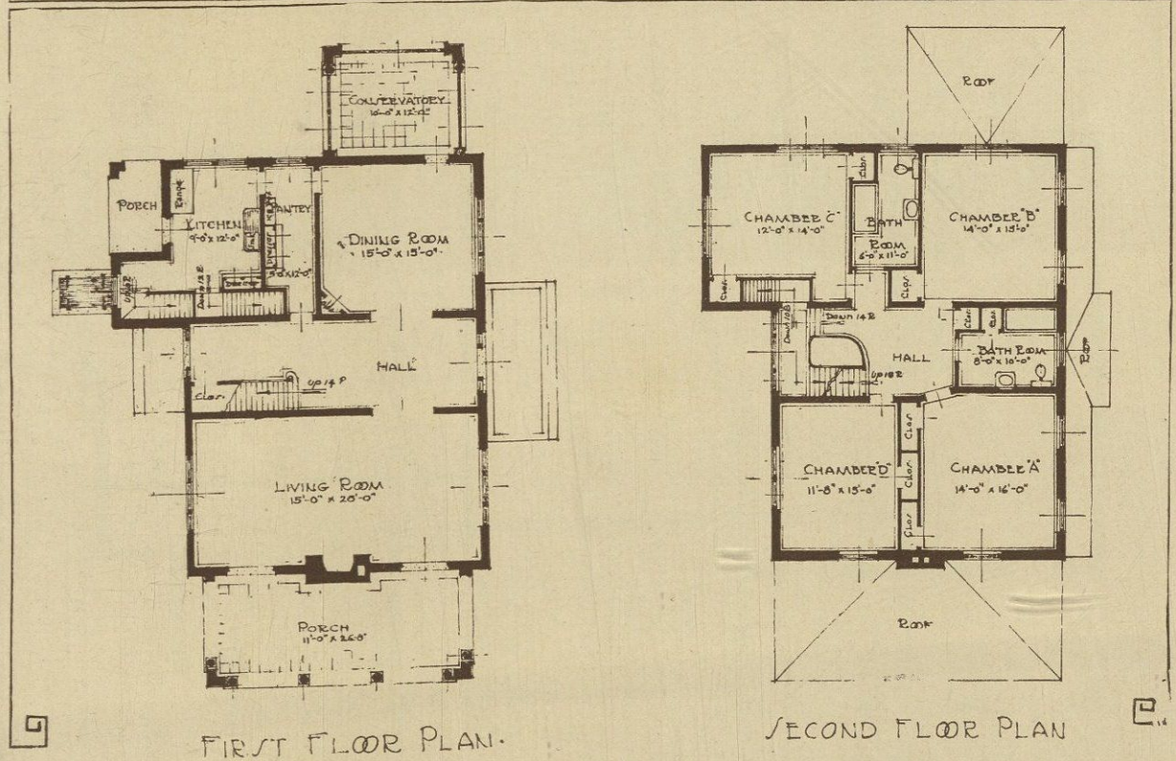
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

ANDREW CHARLES BORZNER, Architect

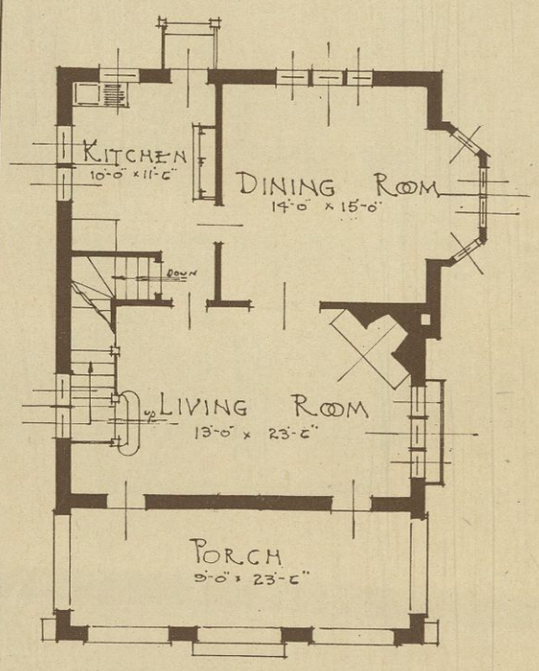
A WELL PROPORTIONED COLONIAL HOME



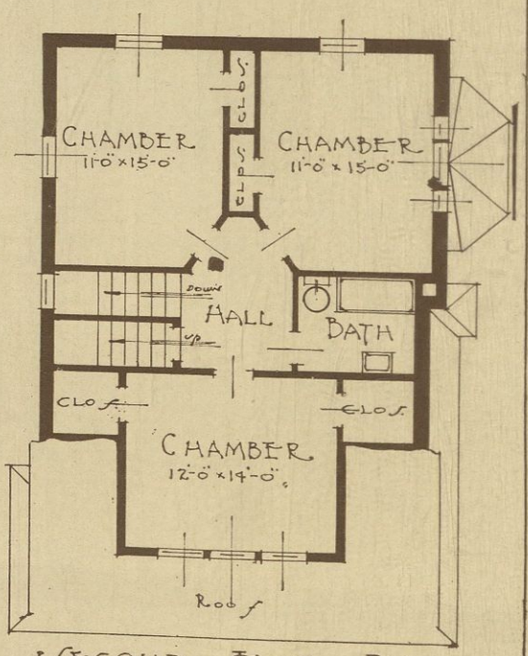
FIRST FLOOR PLAN.

SECOND FLOOR PLAN

A SPACIOUS SMALL HOME



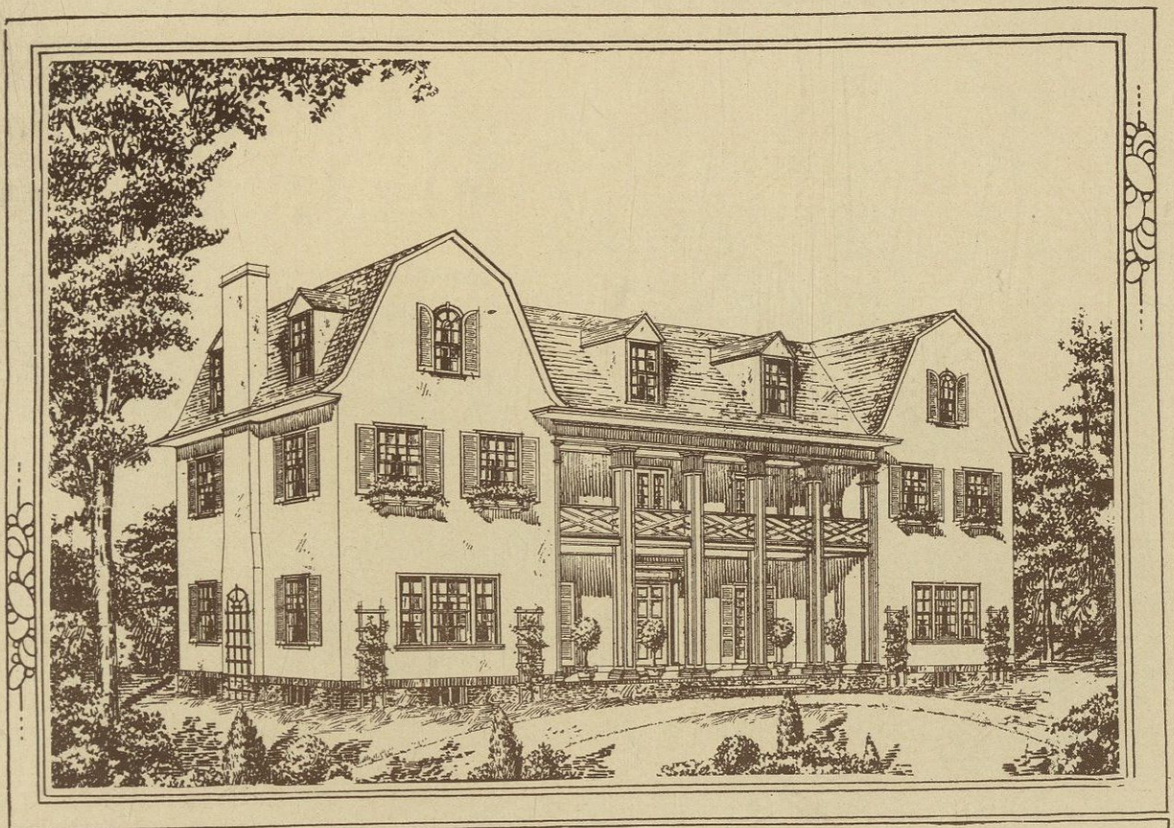
FIRST FLOOR PLAN

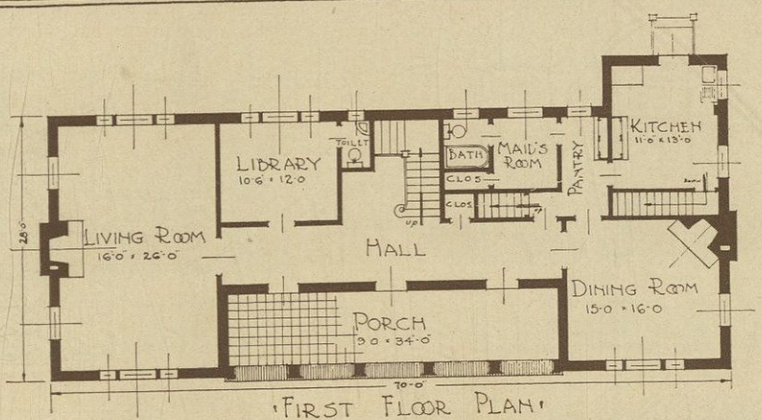


SECOND FLOOR PLAN

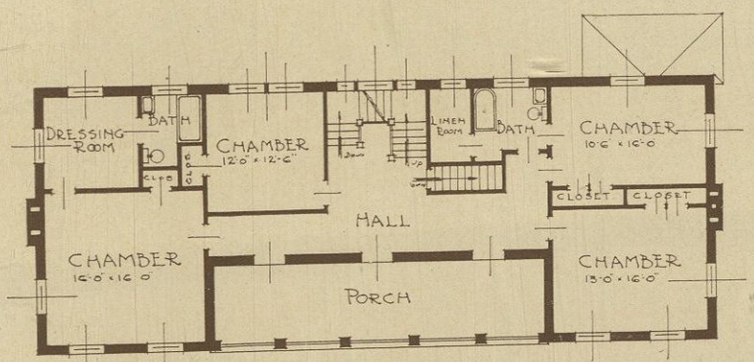
ANDREW CHARLES BORZNER, Architect

COLONIAL MANOR HOUSE





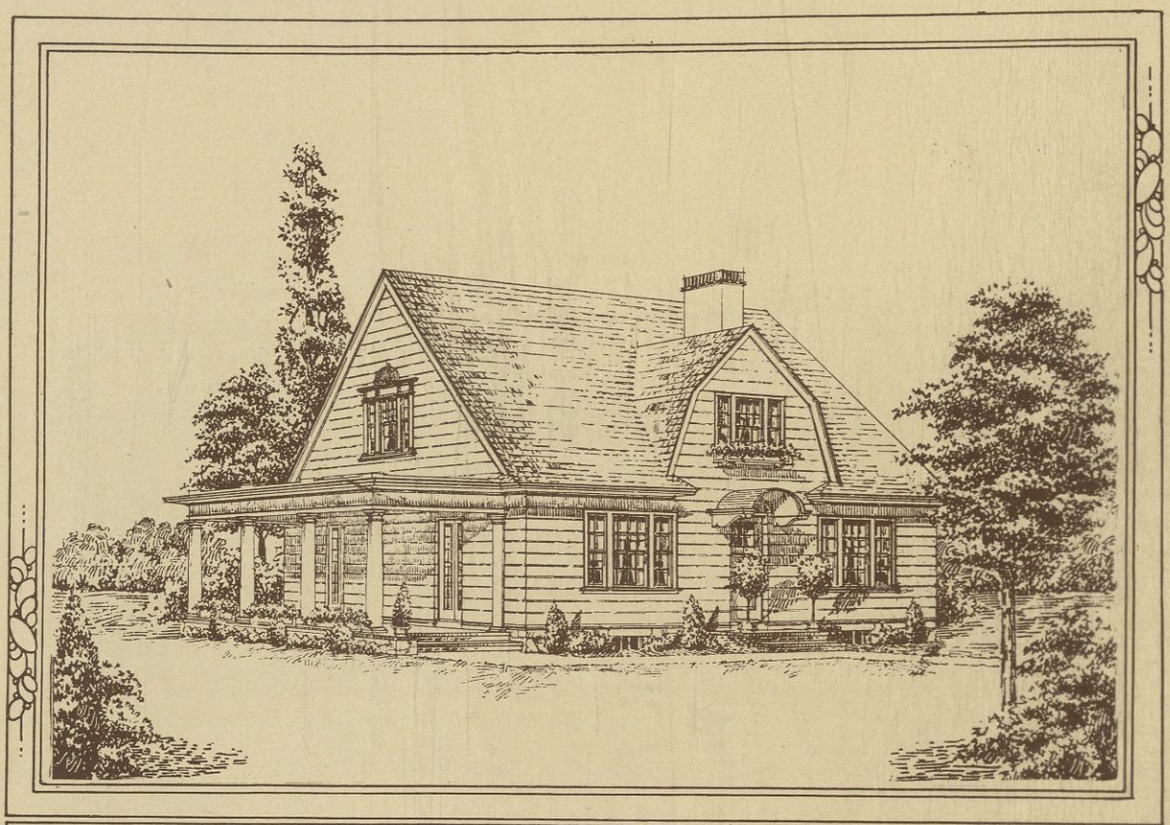
'FIRST FLOOR PLAN'

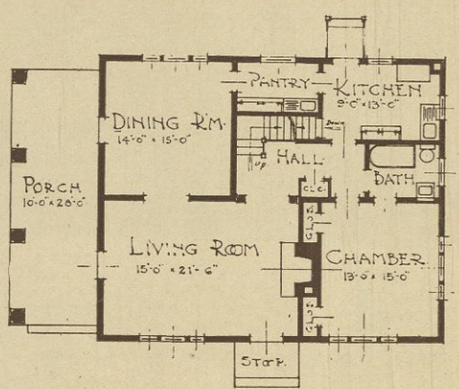


'SECOND FLOOR PLAN'

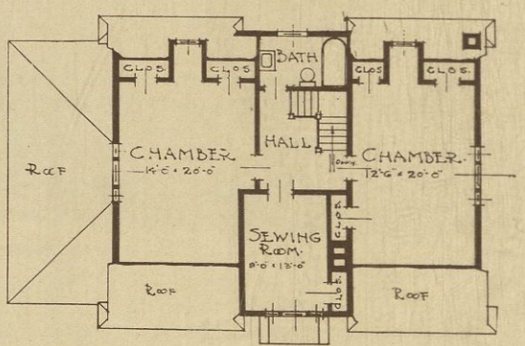
ANDREW CHARLES BORZNER, Architect

COLONIAL TWO STORY COTTAGE





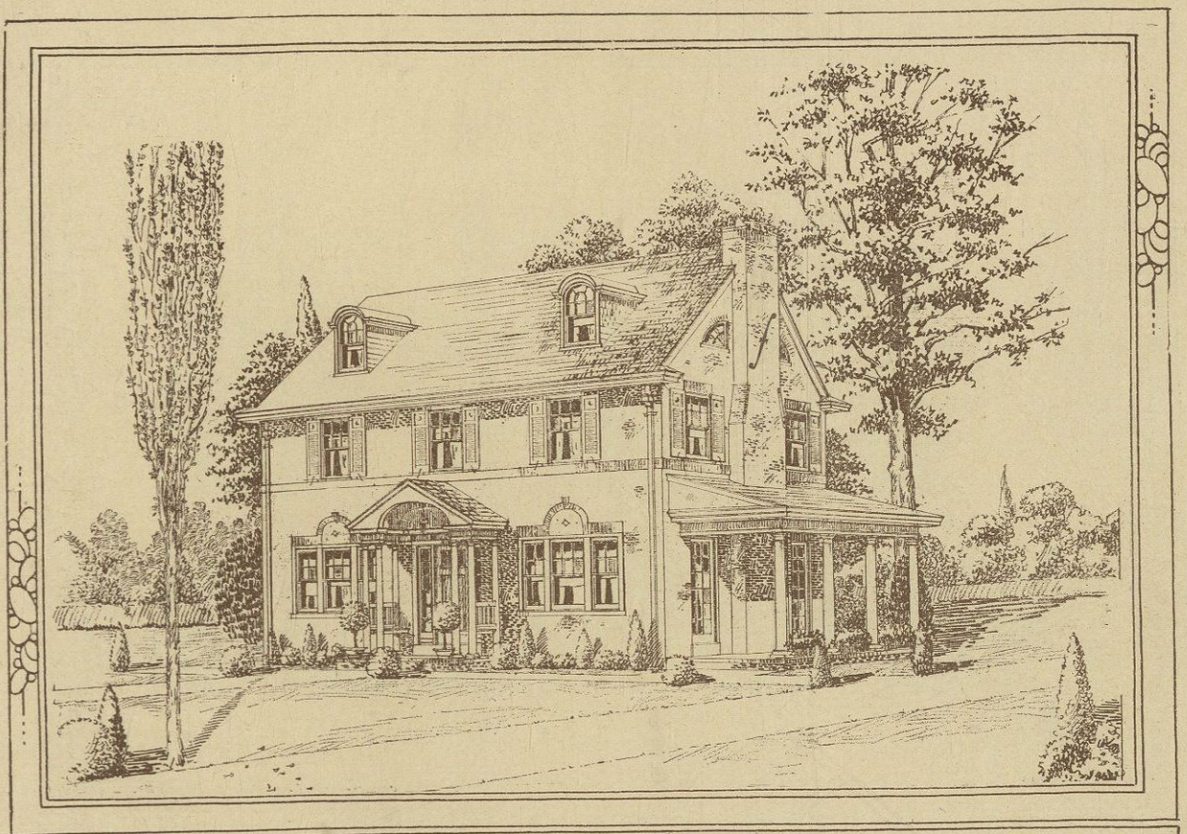
'FIRST FLOOR PLAN'

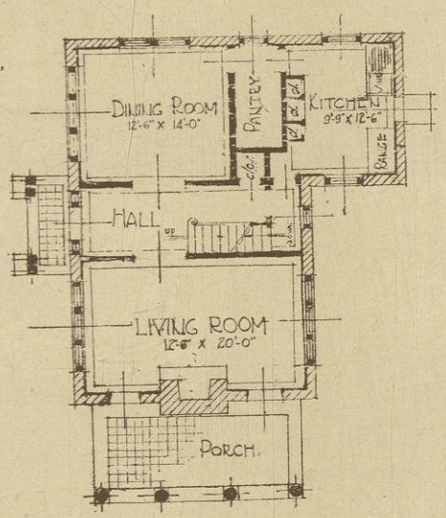


'SECOND FLOOR PLAN'

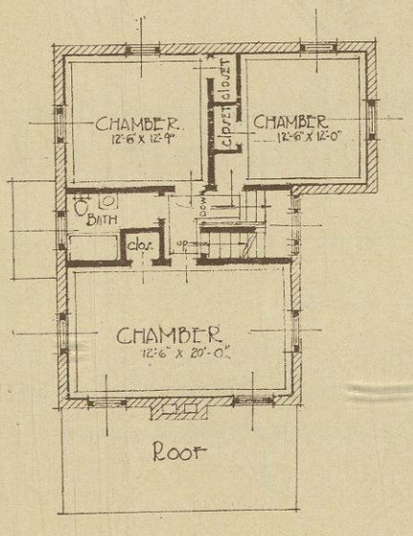
ANDREW CHARLES BORZNER, Architect

A MODEST BRICK COLONIAL HOUSE



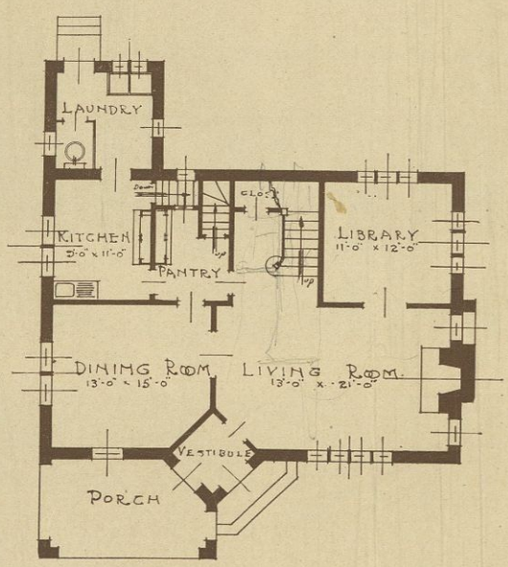


FIRST FLOOR PLAN

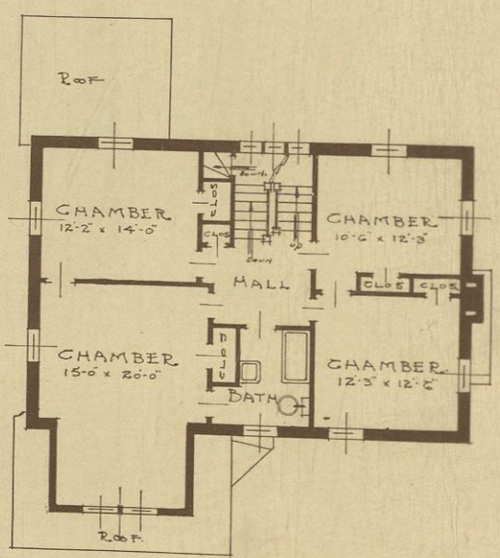


SECOND FLOOR PLAN

ENGLISH HOUSE OF UNUSUAL DESIGN



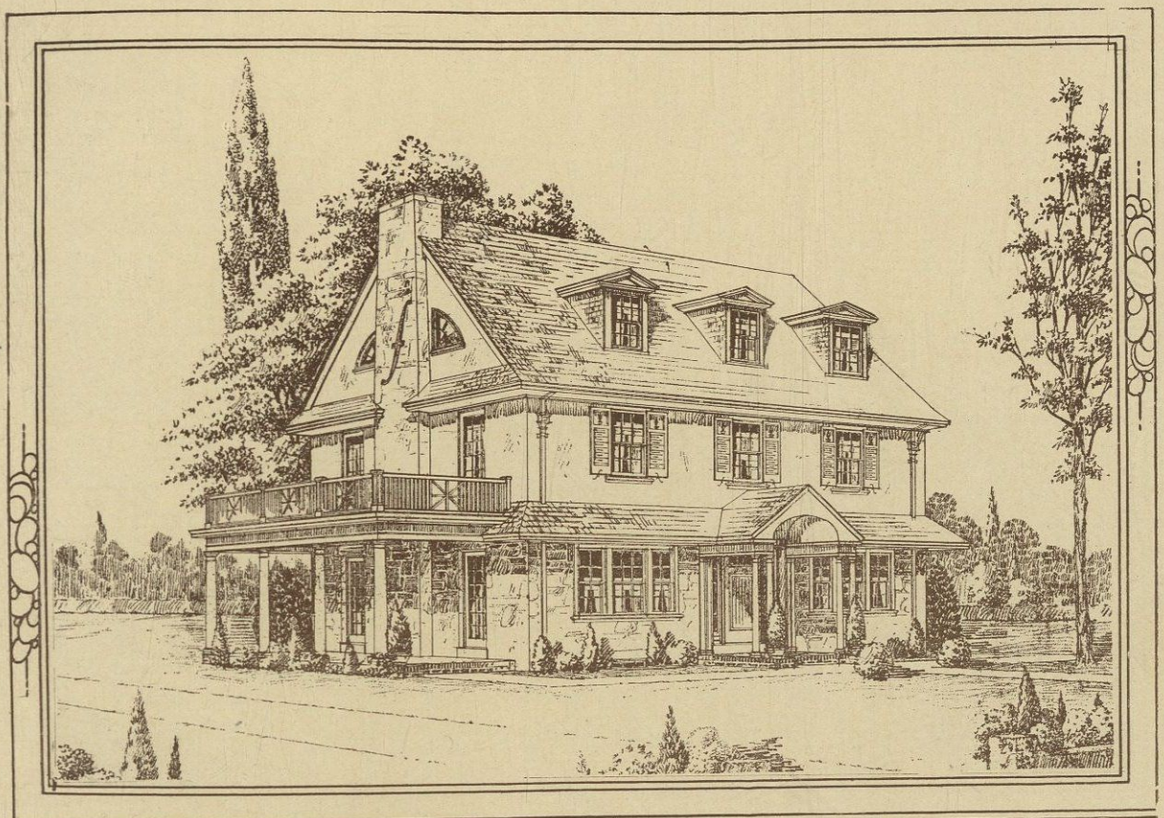
'FIRST FLOOR PLAN'

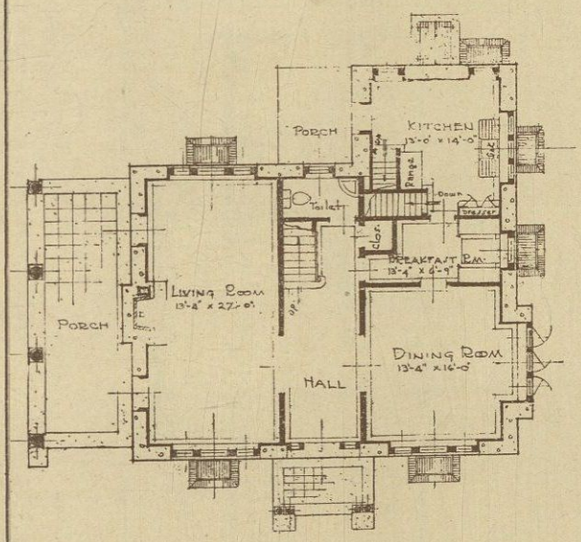


'SECOND FLOOR PLAN'

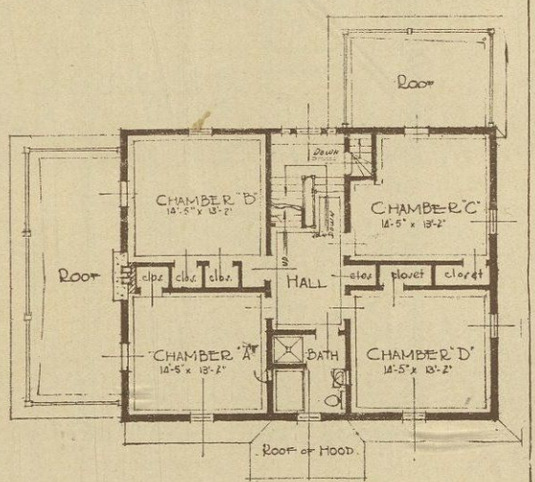
ANDREW CHARLES BORZNER, Architect

A WELL BALANCED COLONIAL HOME



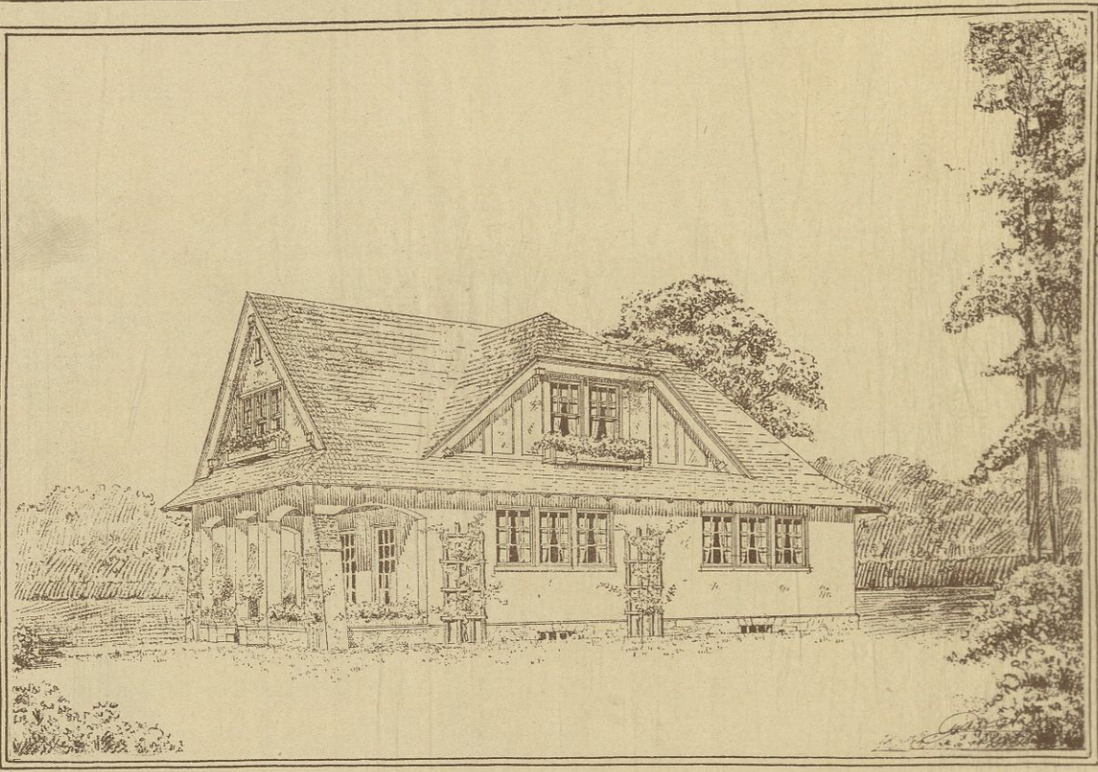


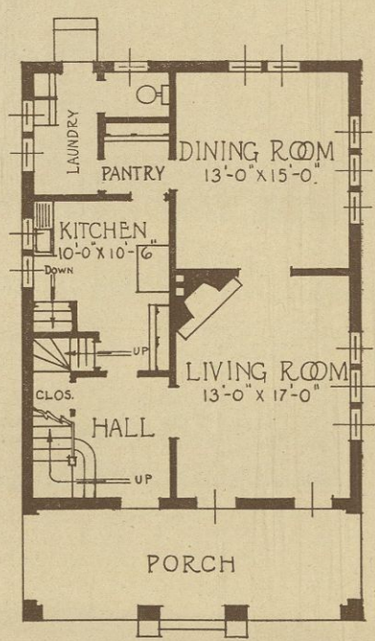
FIRST FLOOR PLAN



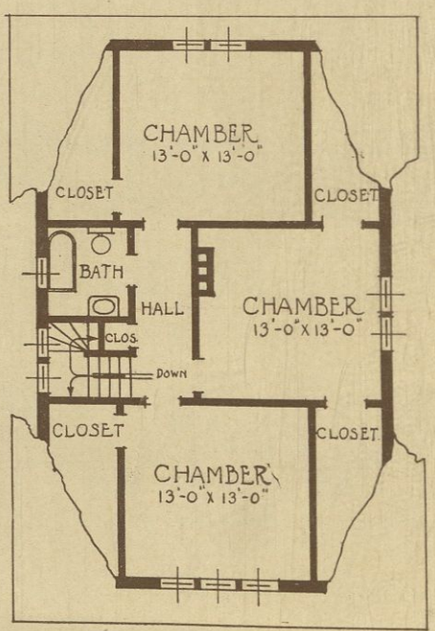
SECOND FLOOR PLAN

BUNGALOW TYPE COTTAGE



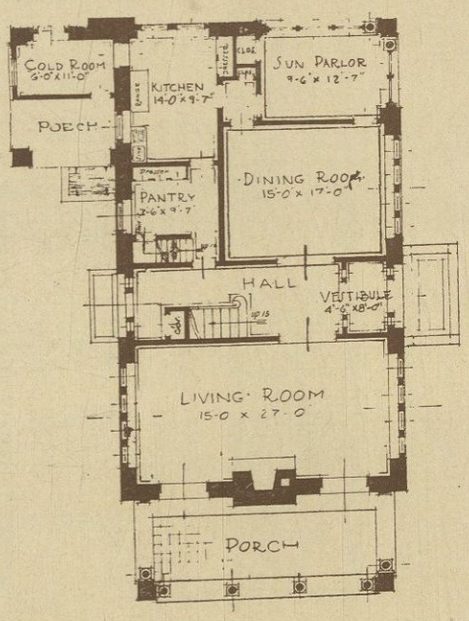


FIRST FLOOR PLAN

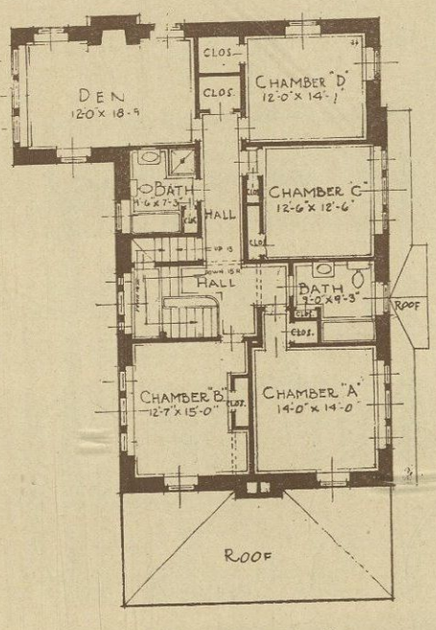


SECOND FLOOR PLAN

EXTREMELY INTERESTING COLONIAL DESIGN

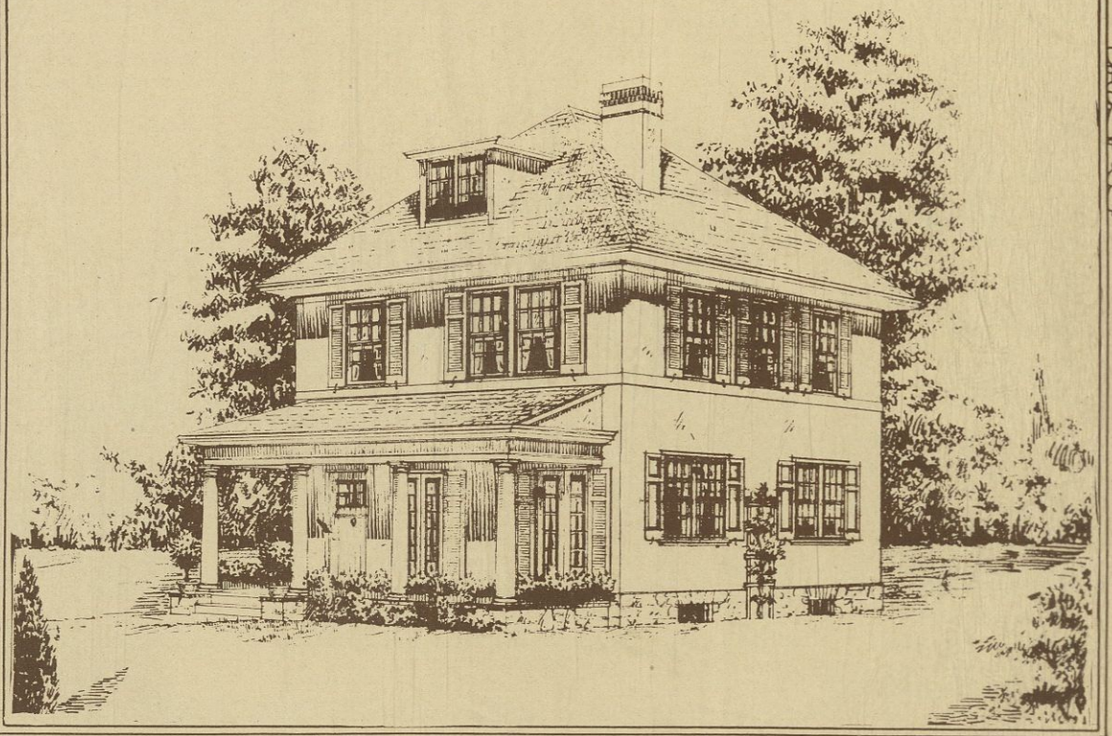


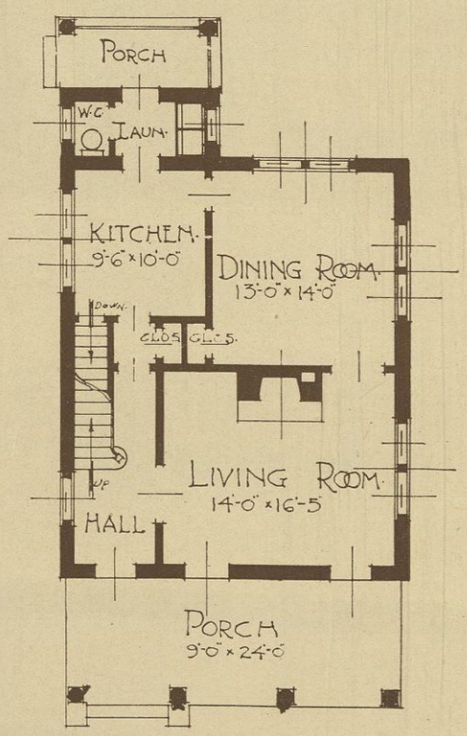
FIRST FLOOR PLAN



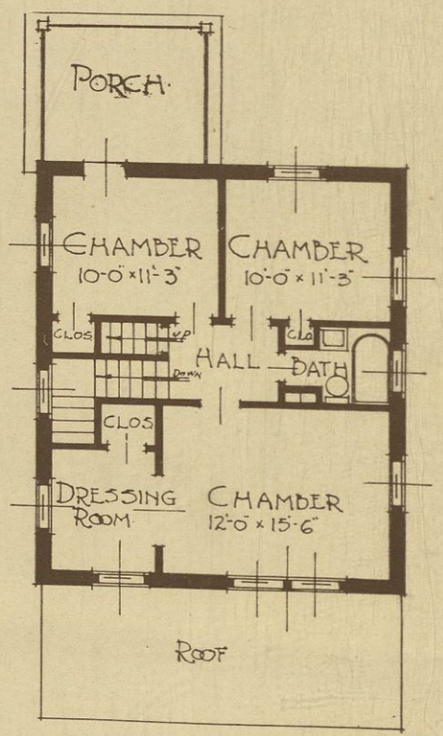
SECOND FLOOR PLAN

A COMPACT COLONIAL DESIGN





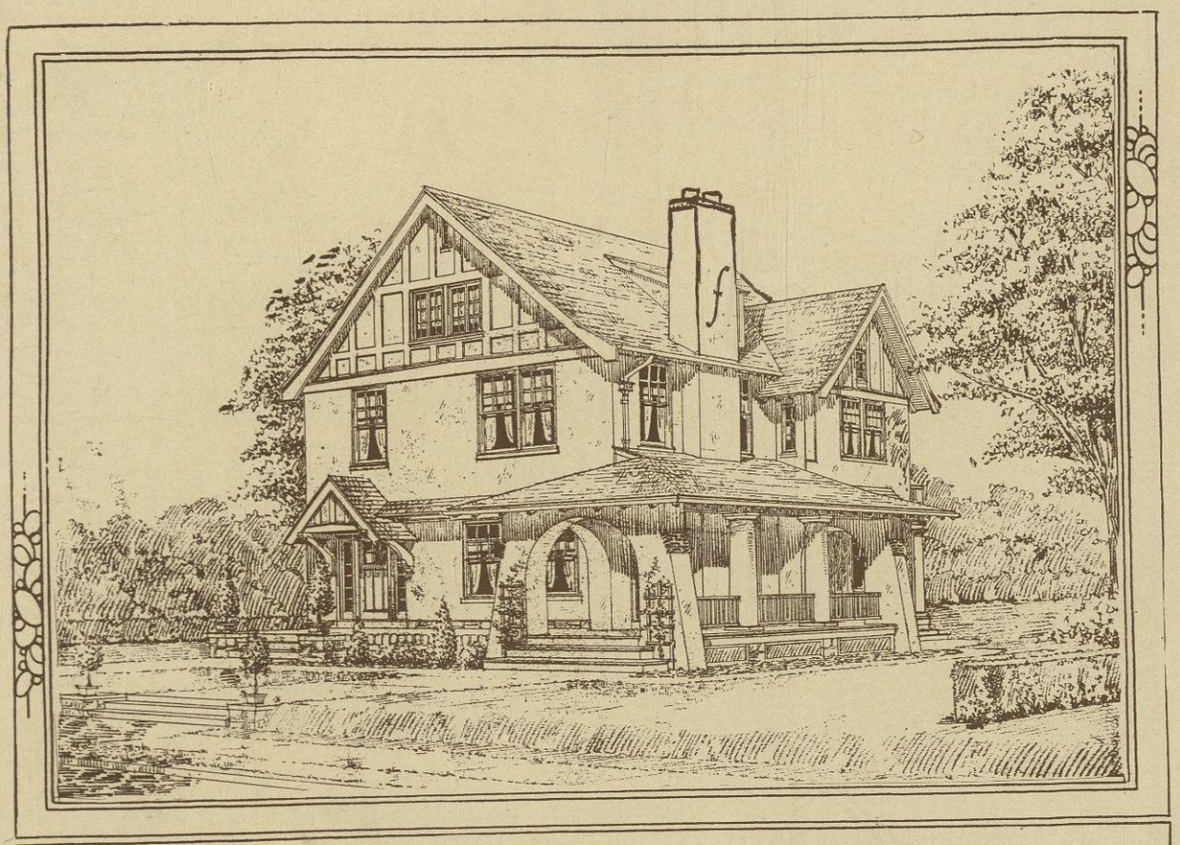
FIRST FLOOR PLAN

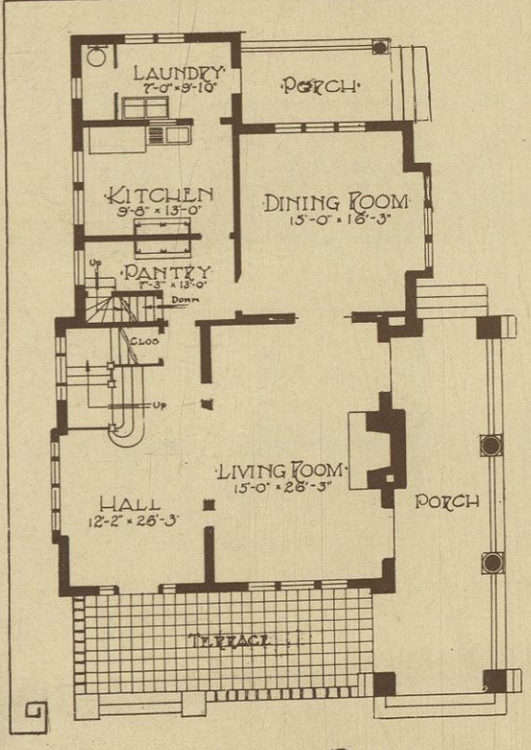


SECOND FLOOR PLAN

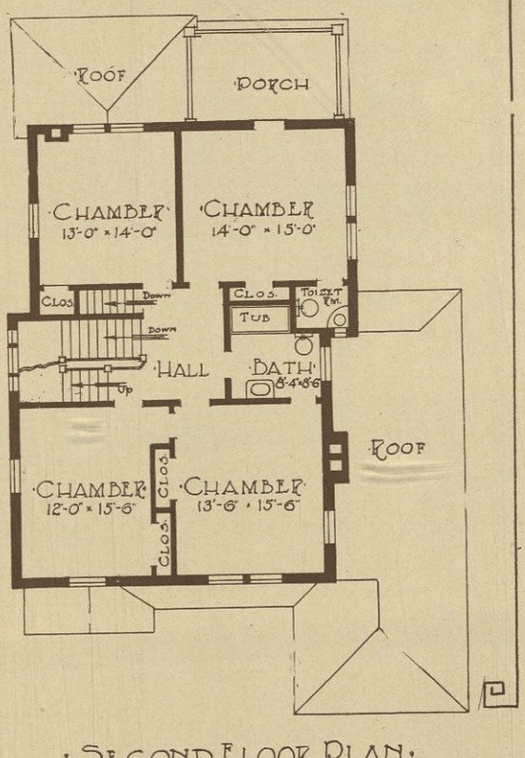
ANDREW CHARLES BORZNER, Architect

ENGLISH HALF TIMBERED DESIGN



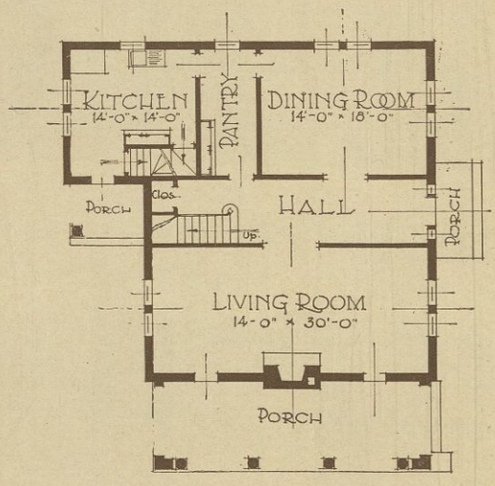


'FIRST FLOOR PLAN'

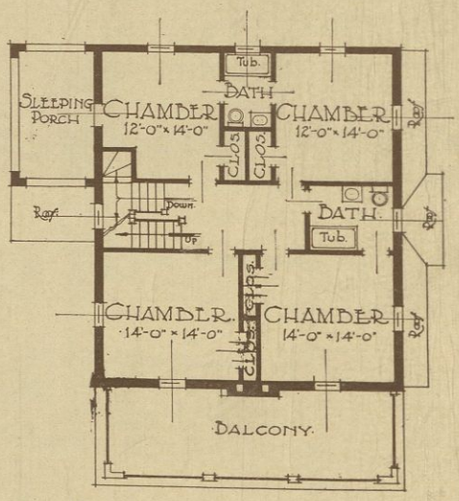


'SECOND FLOOR PLAN'

A TYPICAL COLONIAL PLANNED HOUSE



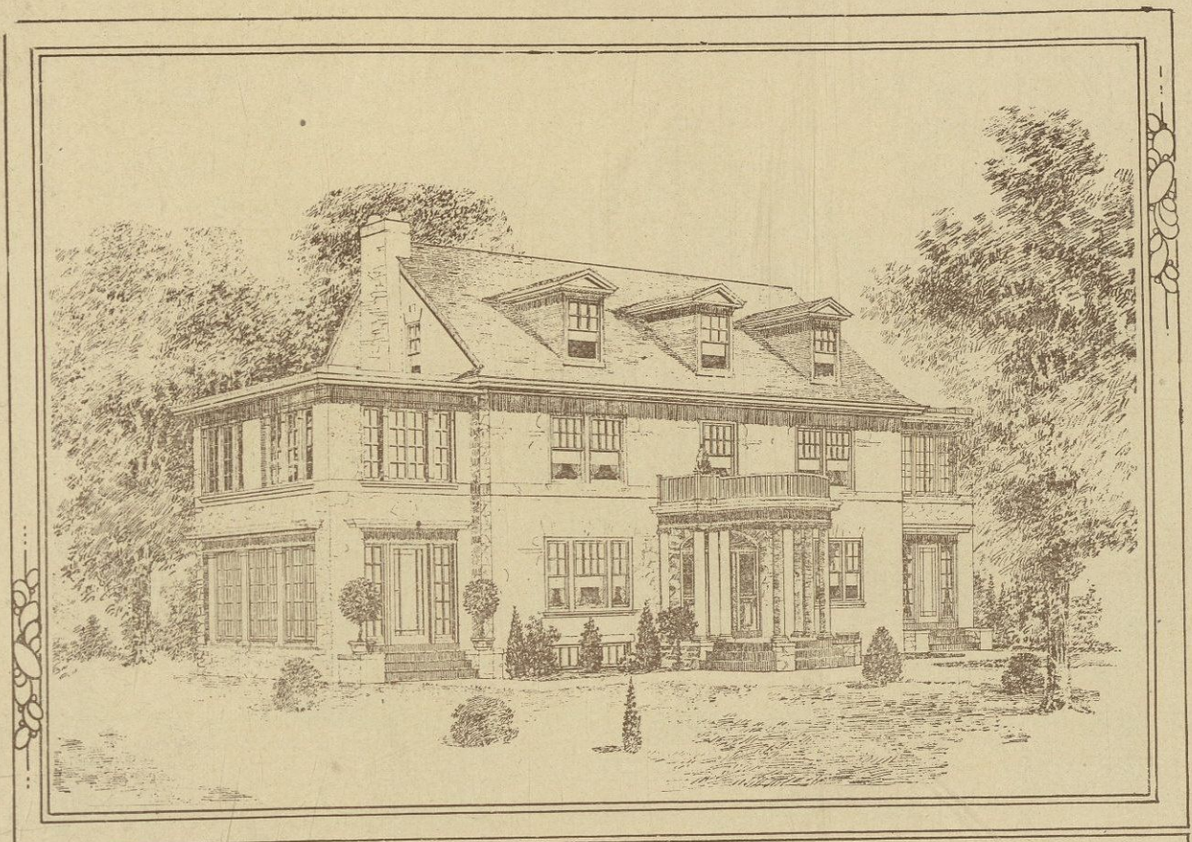
FIRST FLOOR PLAN.

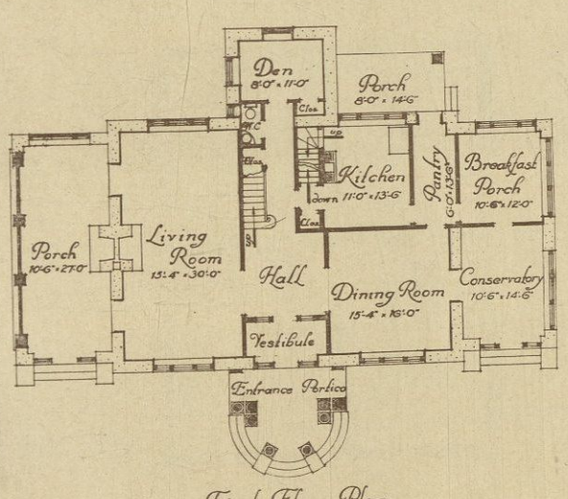


SECOND FLOOR PLAN.

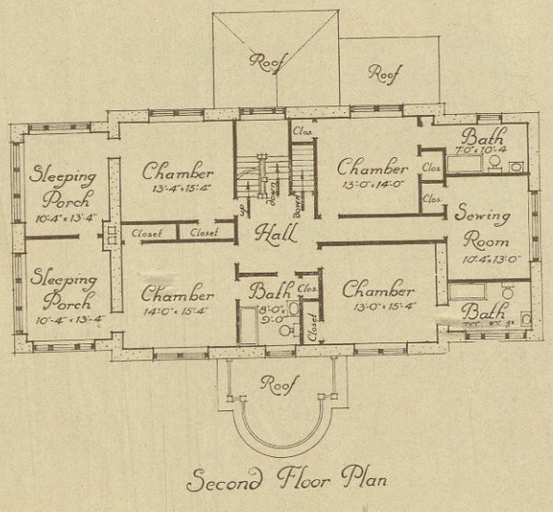
ANDREW CHARLES BORZNER, Architect

STATELY COLONIAL STONE HOUSE



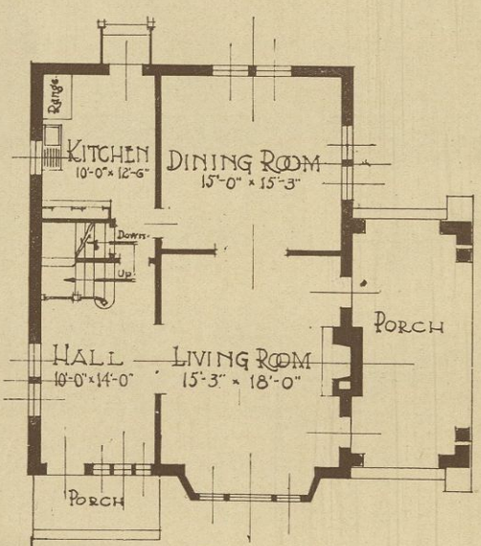


First Floor Plan

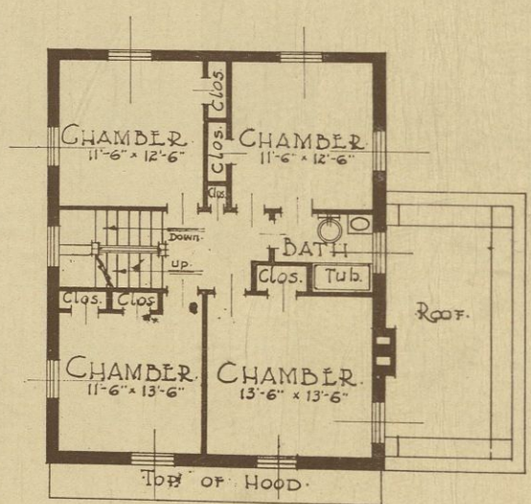


Second Floor Plan

QUAINT COLONIAL DESIGN



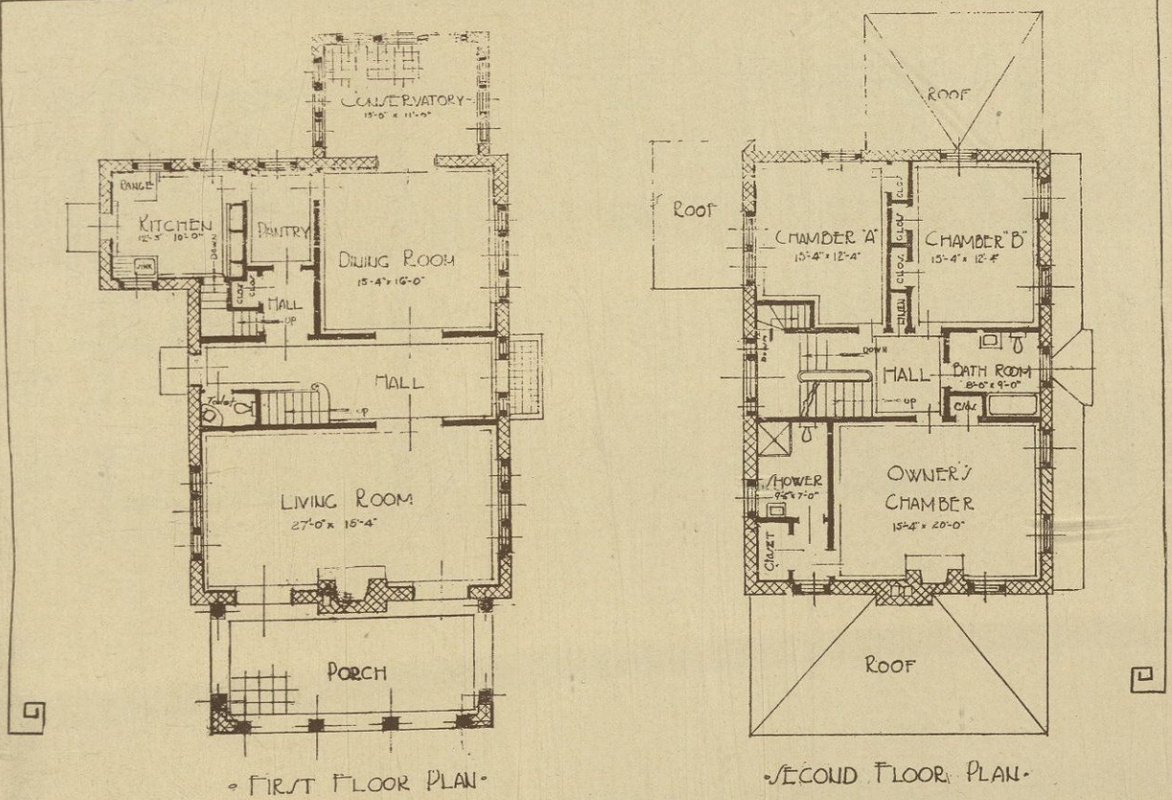
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

ANDREW CHARLES BORZNER, Architect

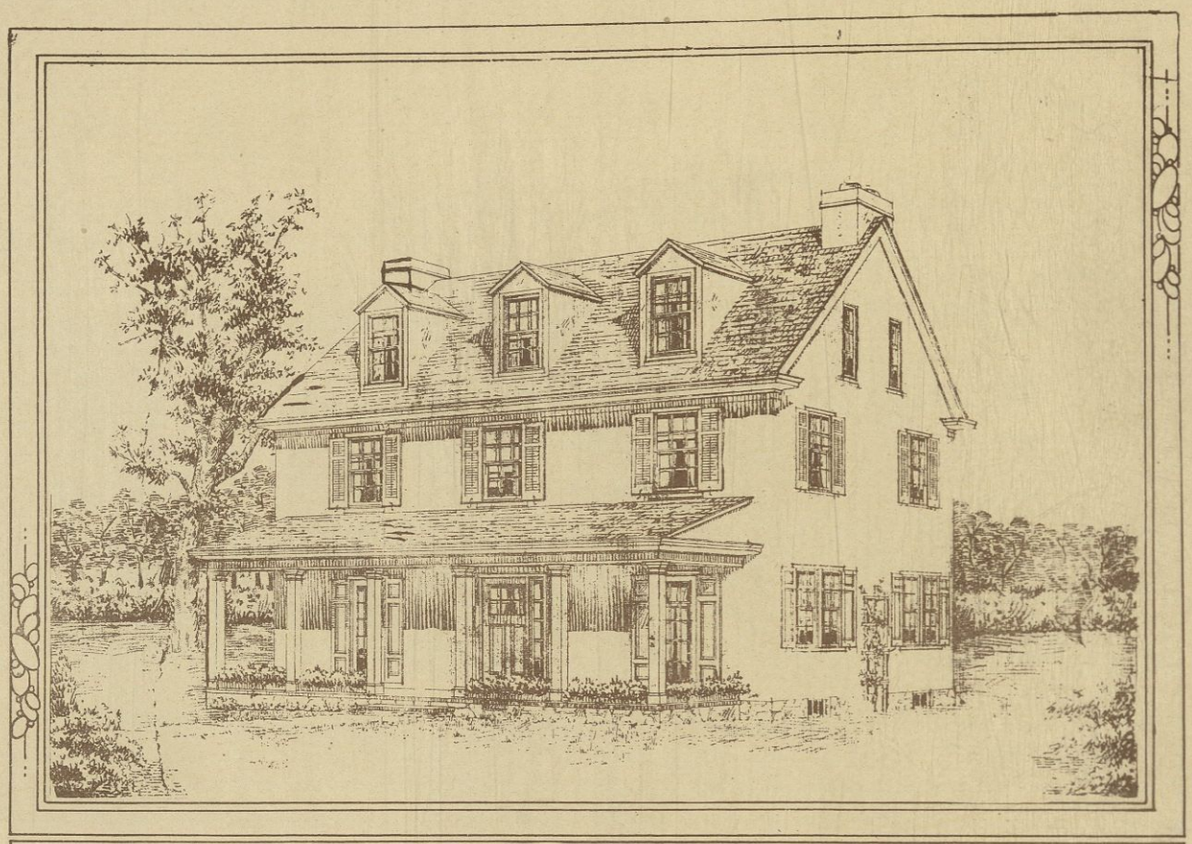
PICTURESQUE COLONIAL HOME

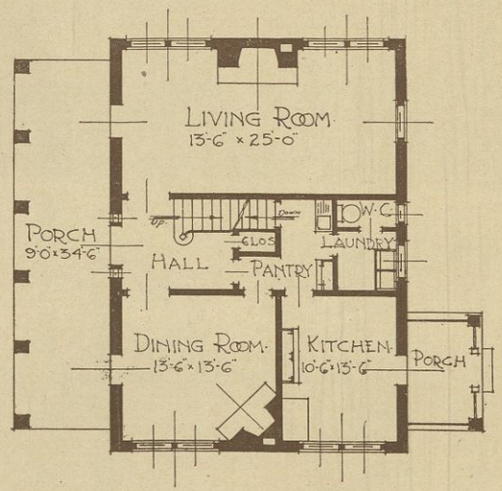


FIRST FLOOR PLAN

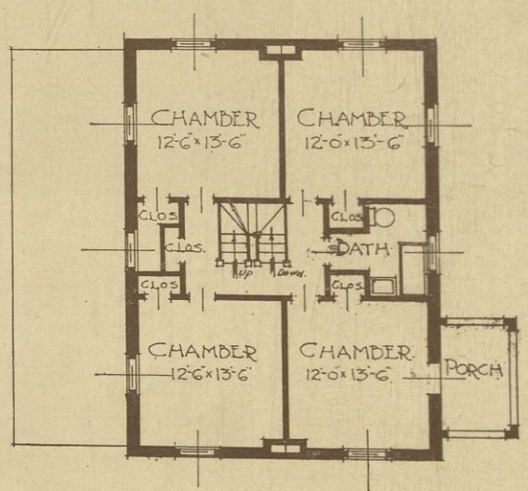
SECOND FLOOR PLAN

A QUAINT OLD-FASHIONED HOME





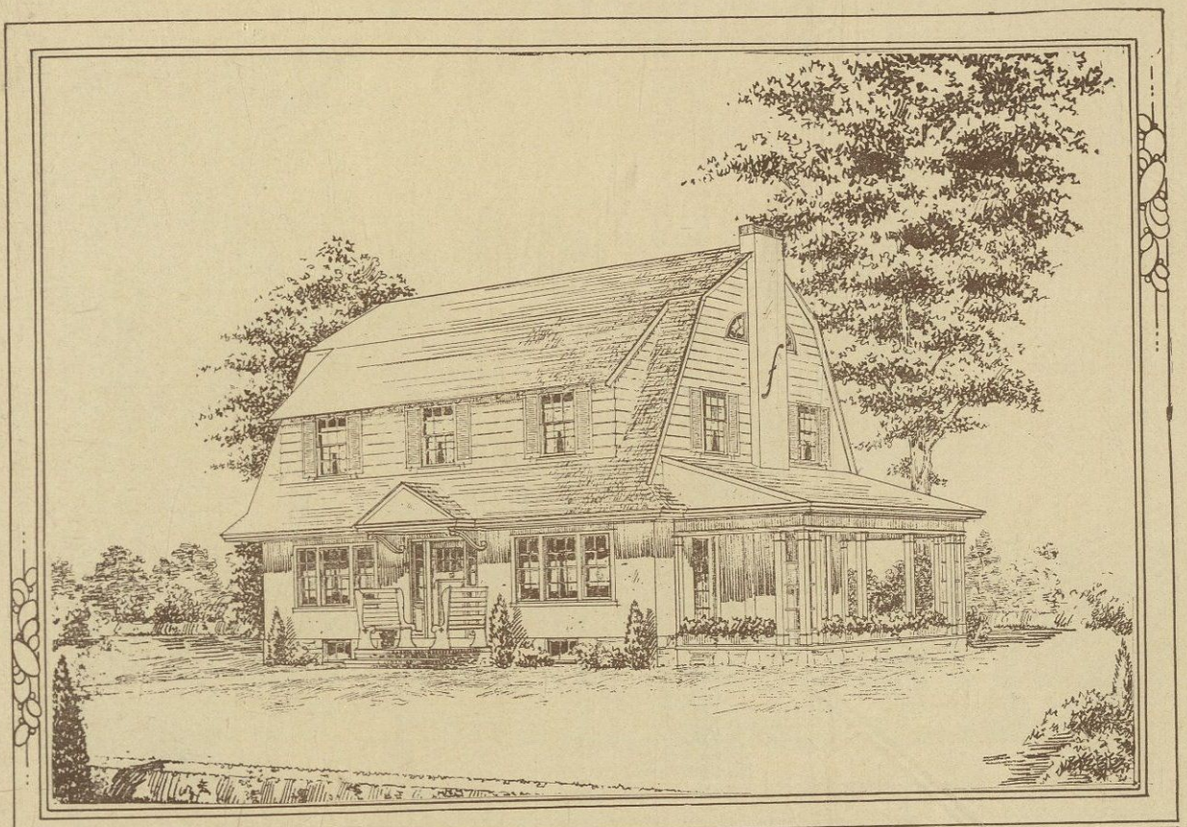
'FIRST FLOOR PLAN'

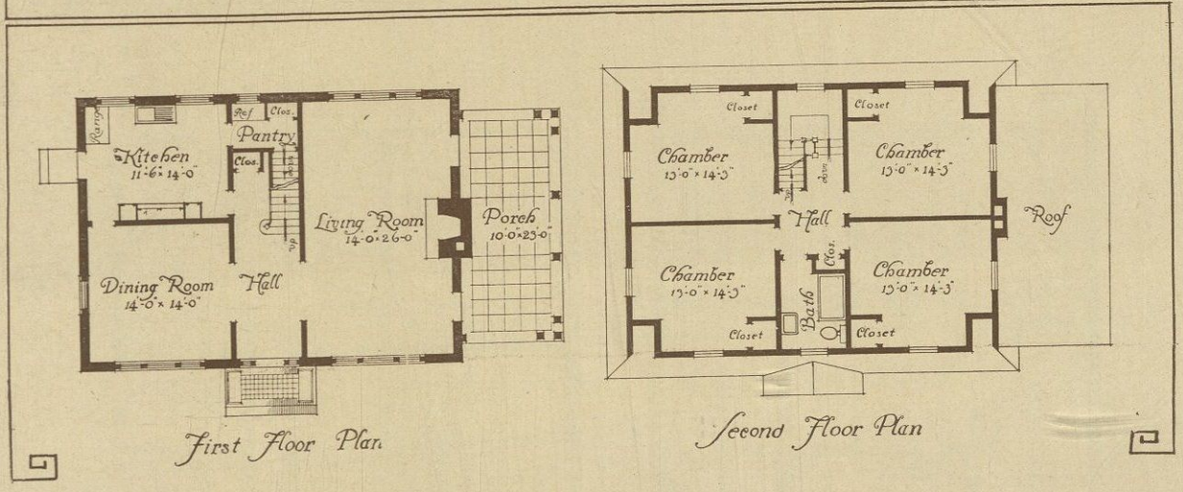


'SECOND FLOOR PLAN'

ANDREW CHARLES BORZNER, Architect

IDEALLY DESIGNED DUTCH COLONIAL HOME



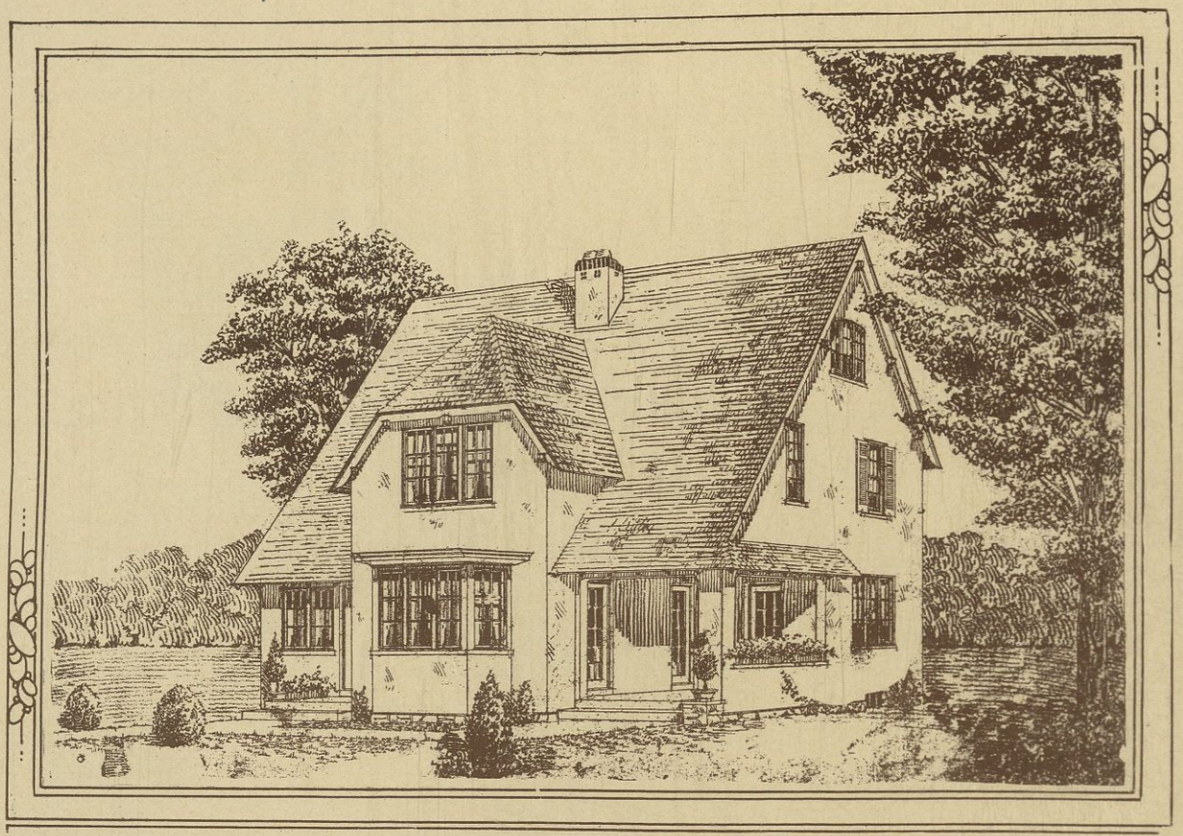


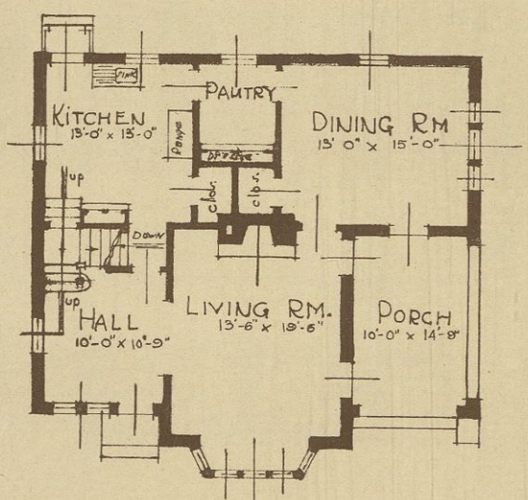
First Floor Plan

Second Floor Plan

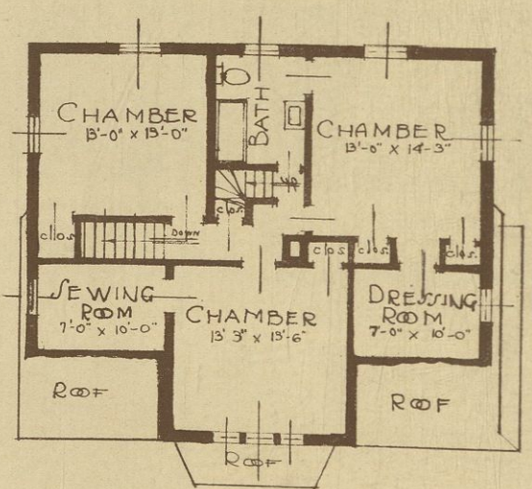
ANDREW CHARLES BORZNER, Architect

AN UNUSUAL HOUSE DESIGN





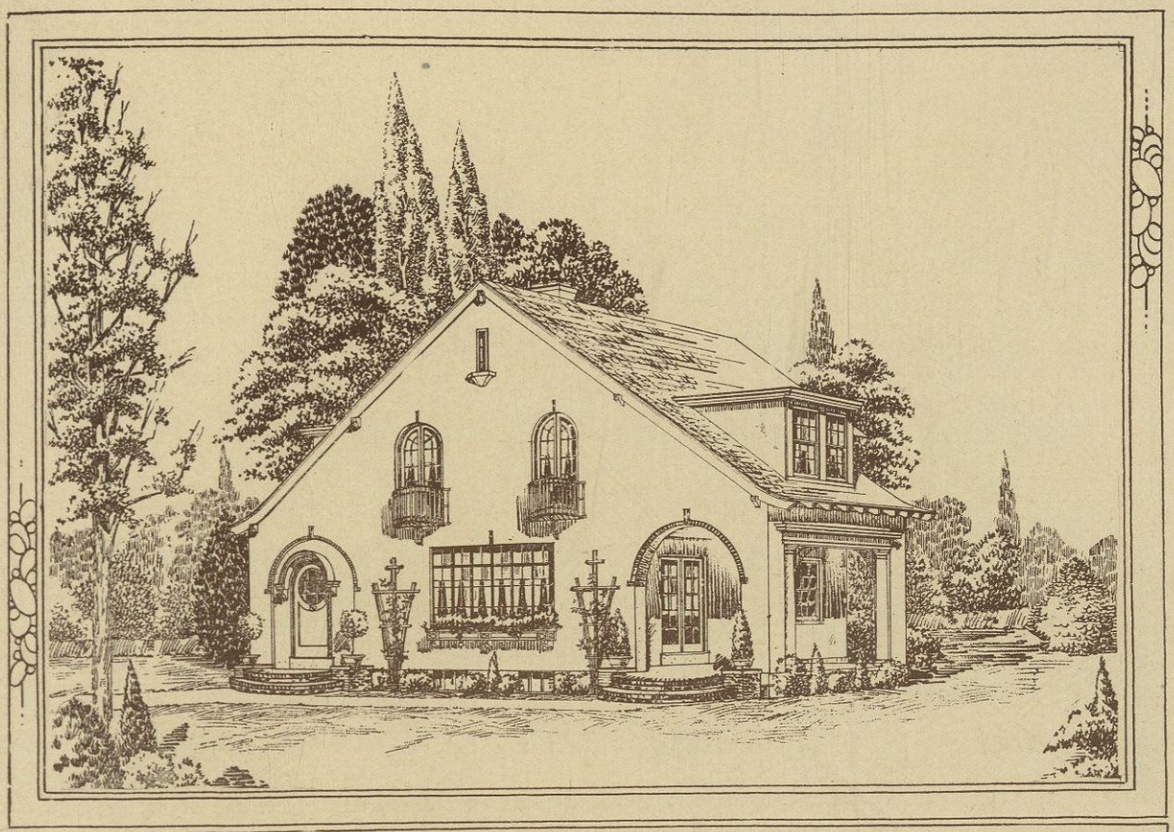
FIRST FLOOR PLAN

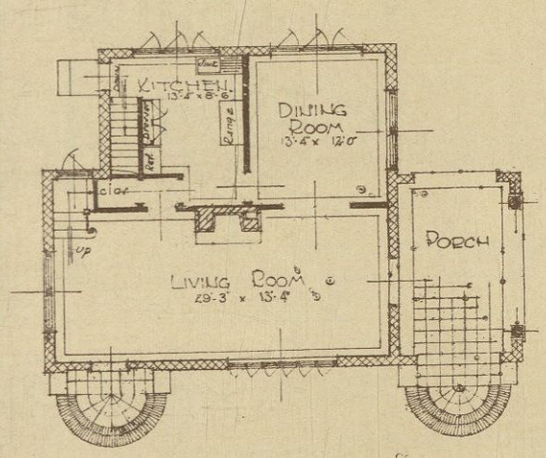


SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

QUAINT HOUSE OF UNIQUE DESIGN





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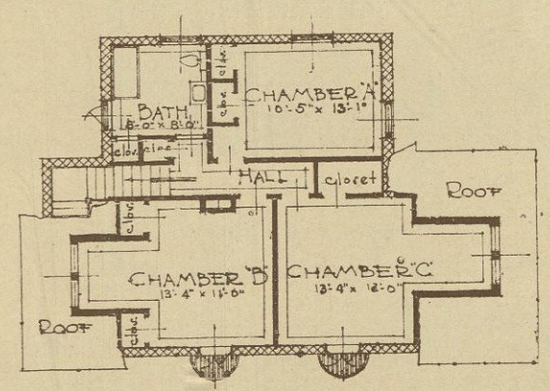
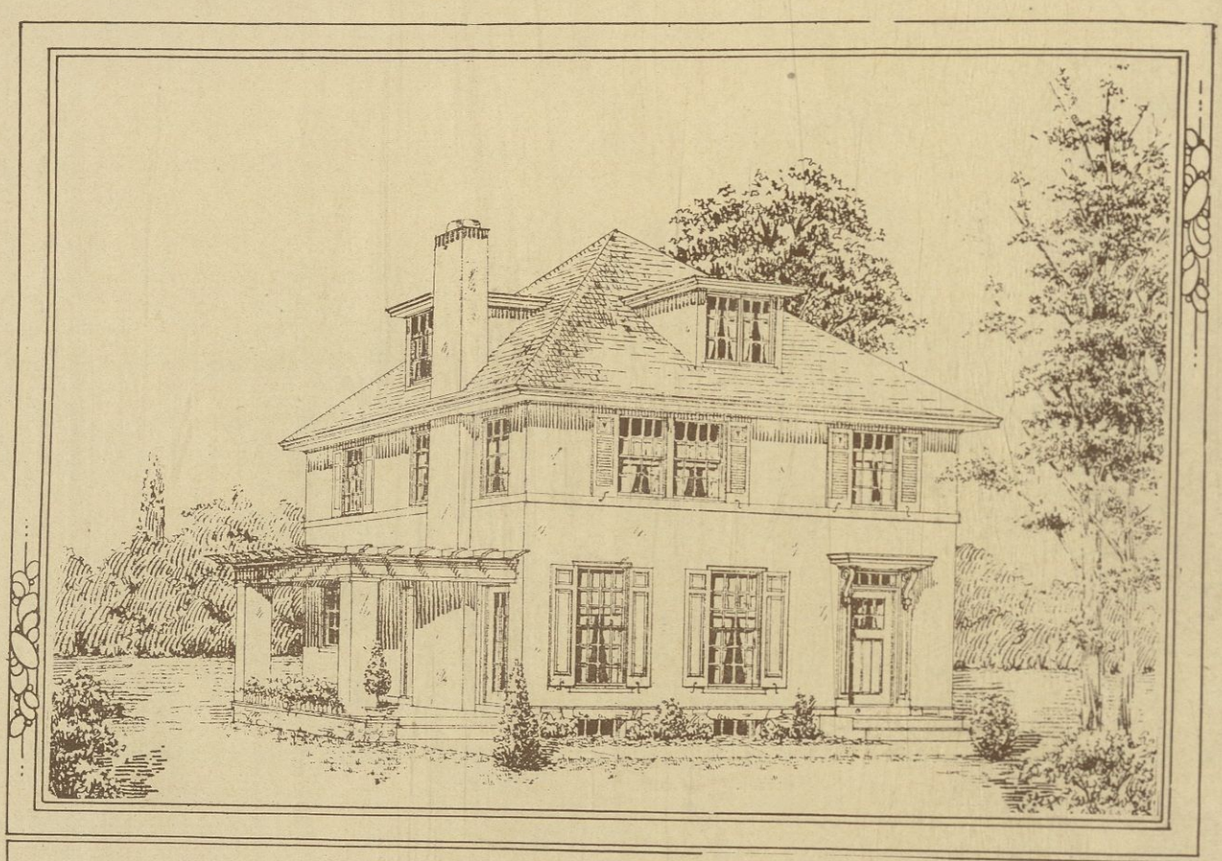
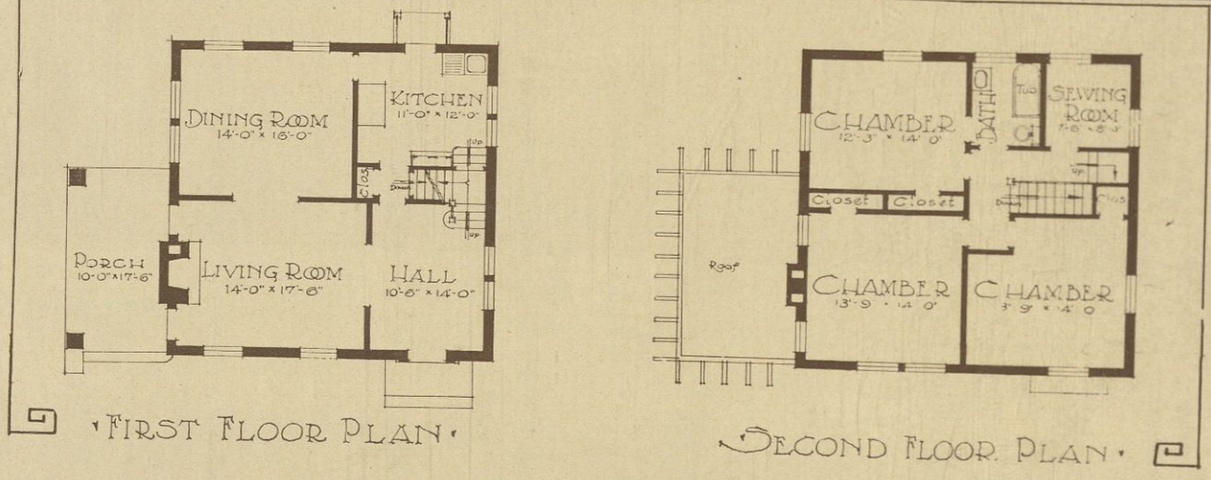


SECOND FLOOR PLAN

A CITY OR SUBURBAN HOME



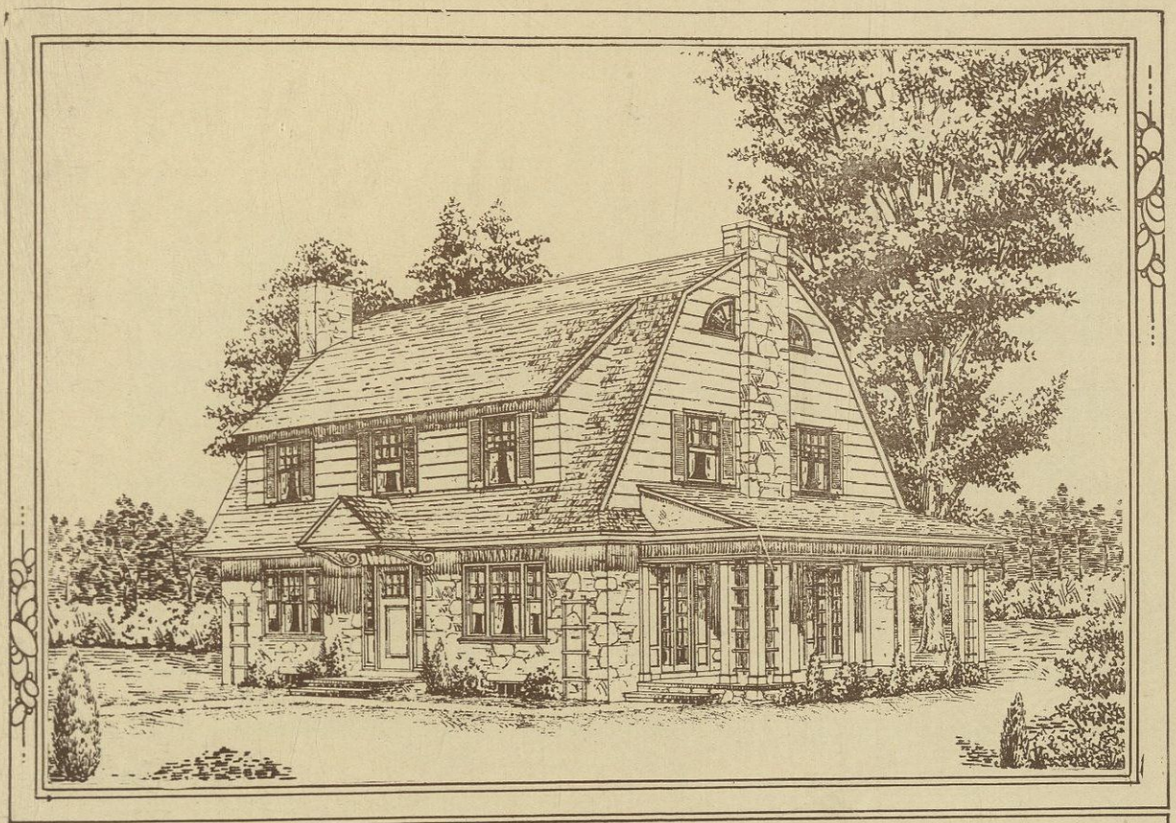


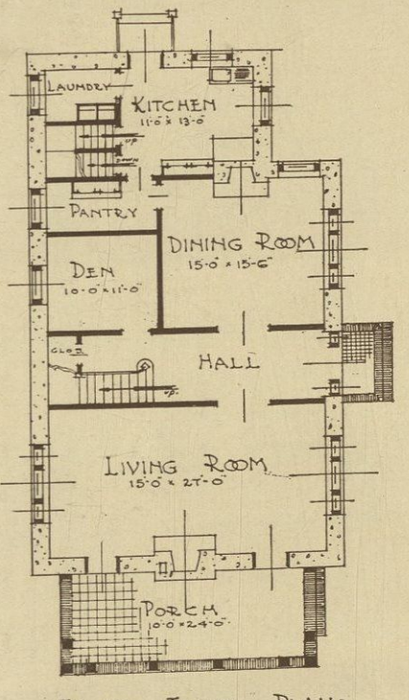
FIRST FLOOR PLAN

SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

DUTCH COLONIAL HOME





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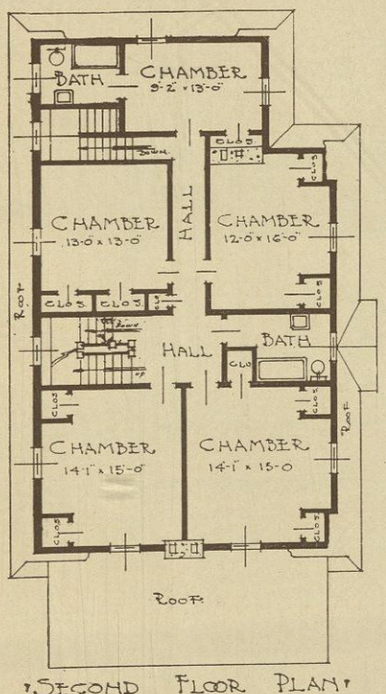
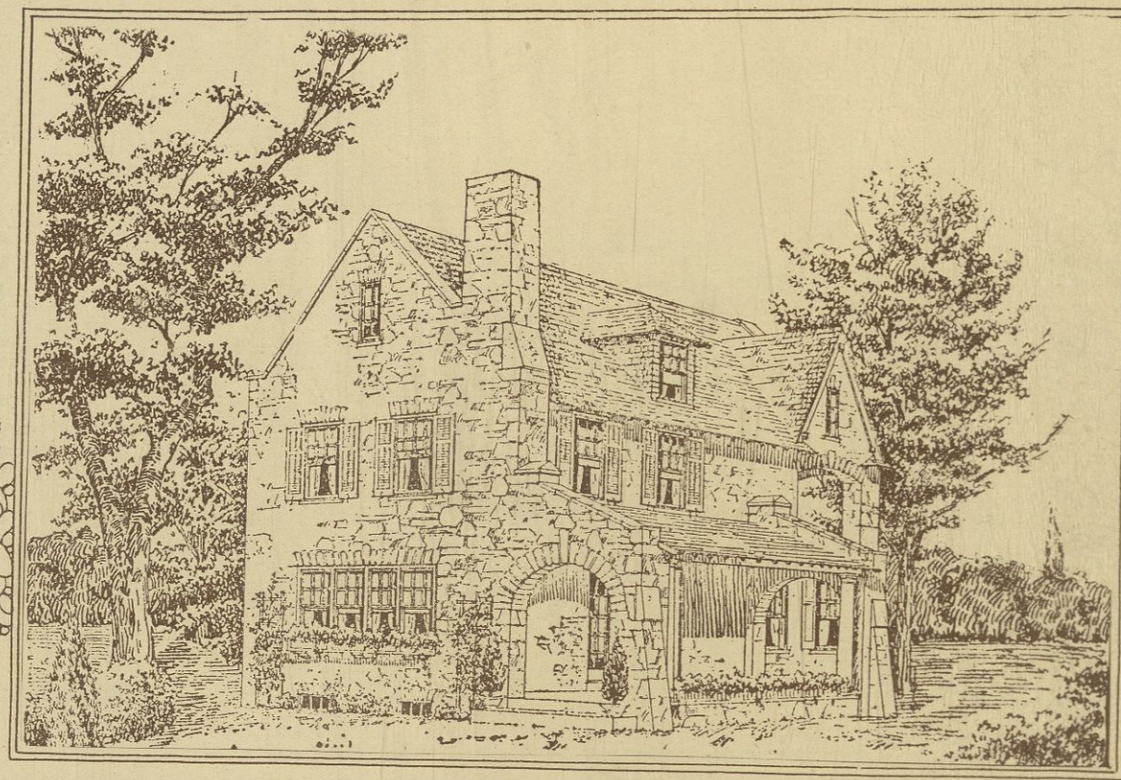
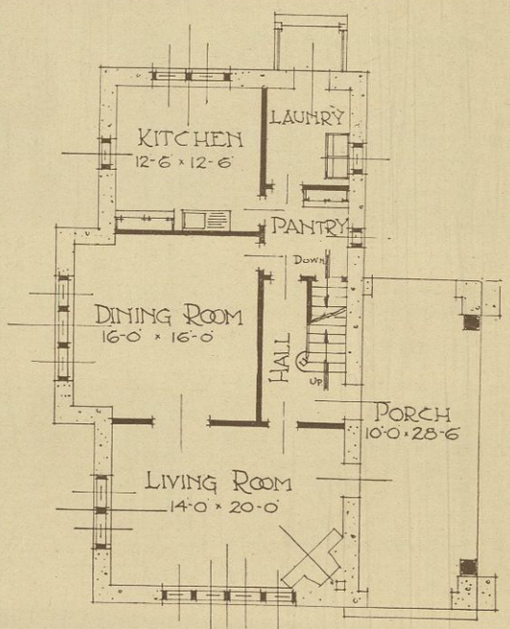


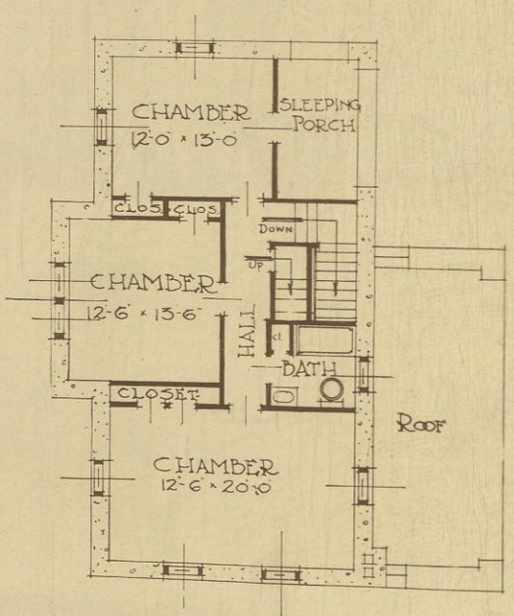
SECOND FLOOR PLAN

AN UNUSUAL STONE HOUSE DESIGN





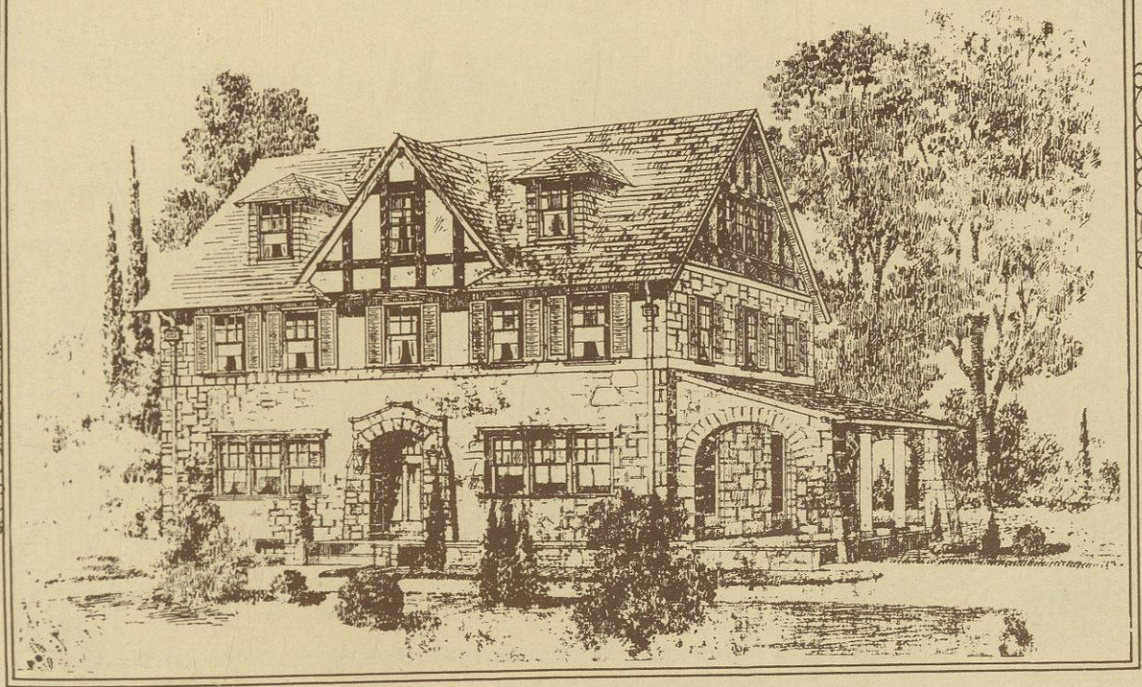
'FIRST FLOOR PLAN'

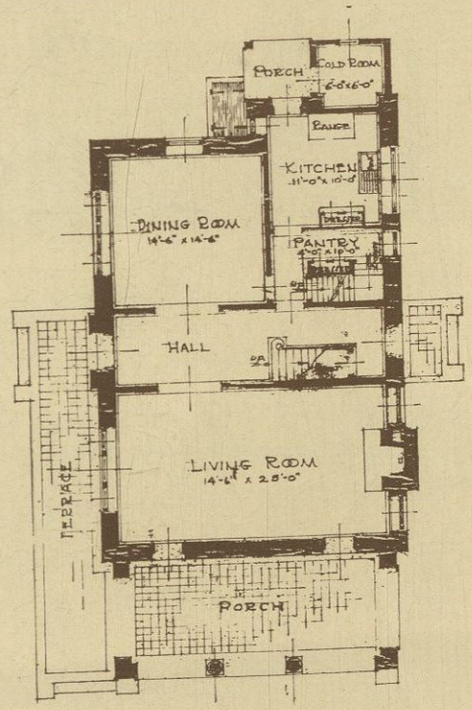


'SECOND FLOOR PLAN'

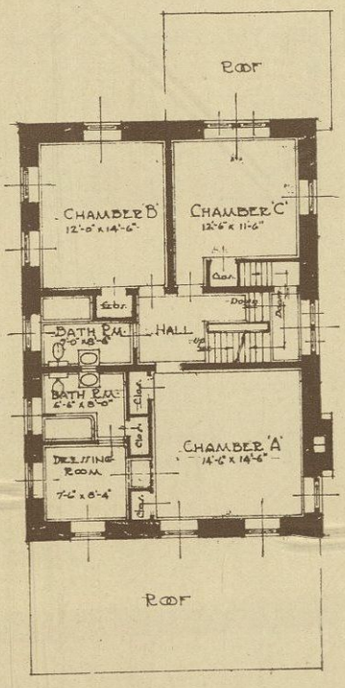
ANDREW CHARLES BORZNER, Architect

STONE RESIDENCE OF ENGLISH DESIGN



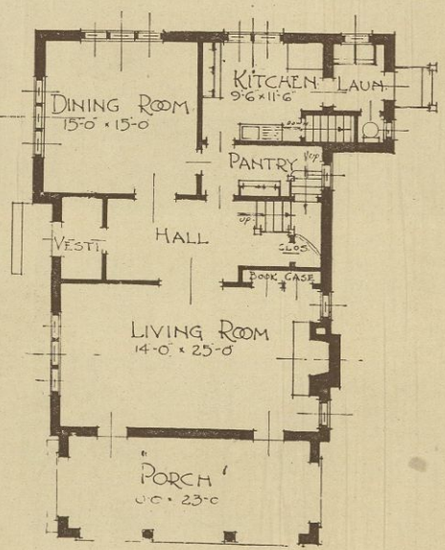


FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

ENGLISH HOUSE OF PLEASING OUTLINE



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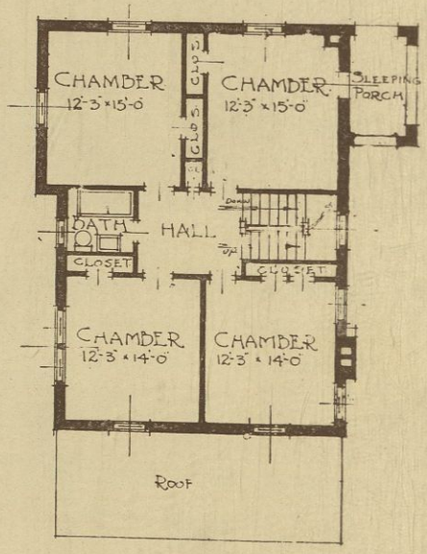
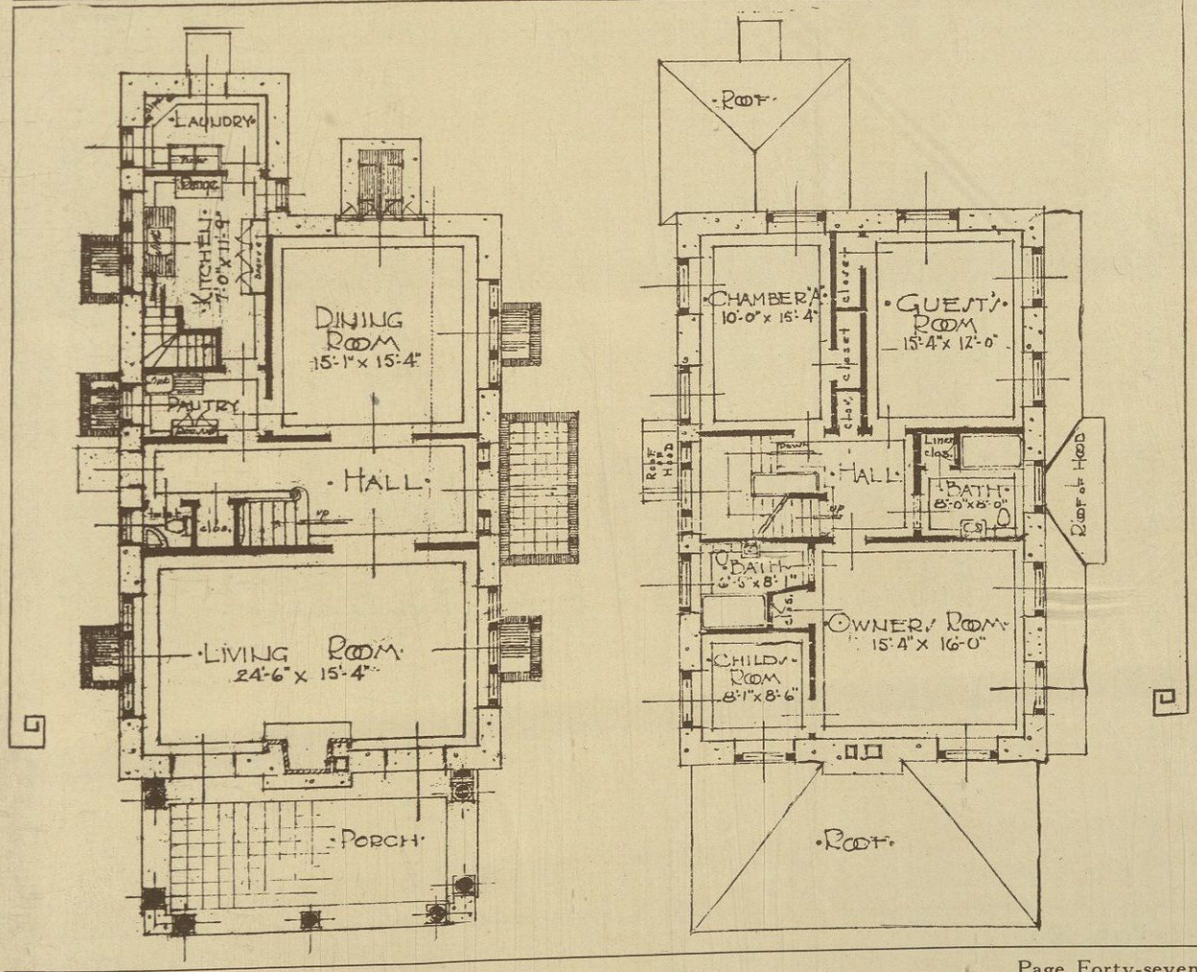


'SECOND FLOOR PLAN'

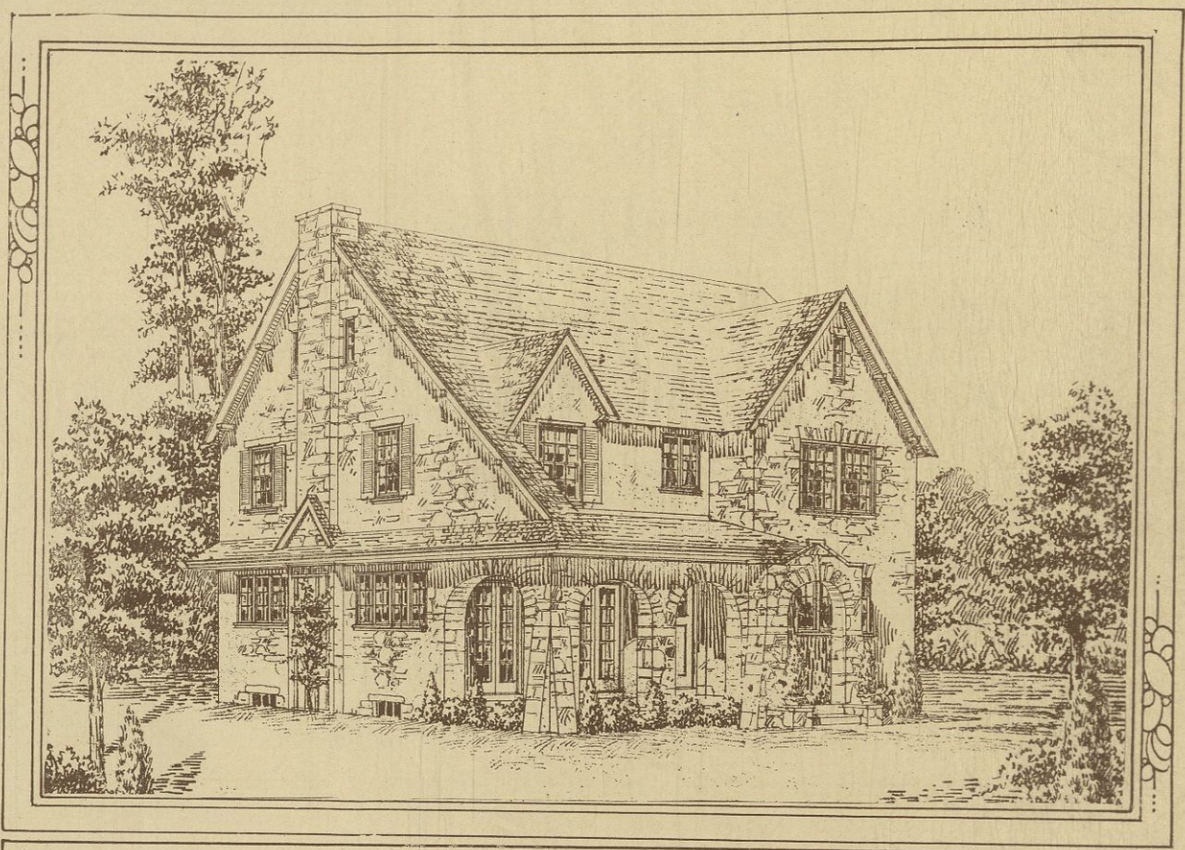
ANDREW CHARLES BORZNER, Architect

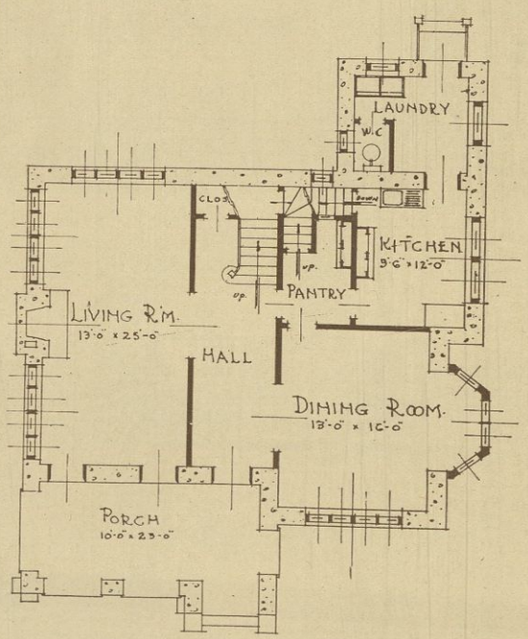
LOW, RAMBLING COLONIAL RESIDENCE



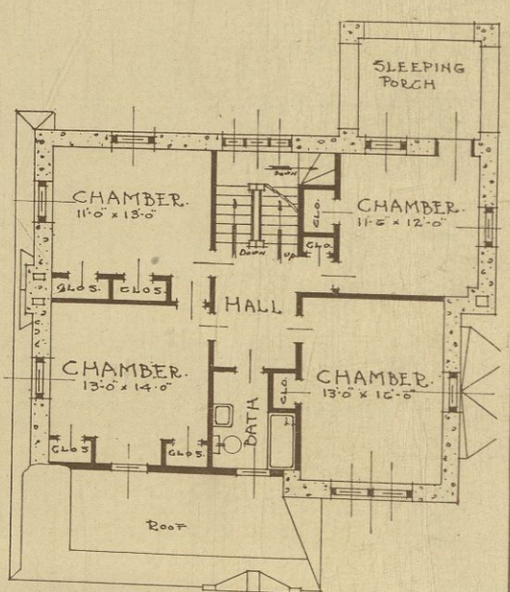
ANDREW CHARLES BORZNER, Architect

STONE AND STUCCO COLONIAL DESIGN





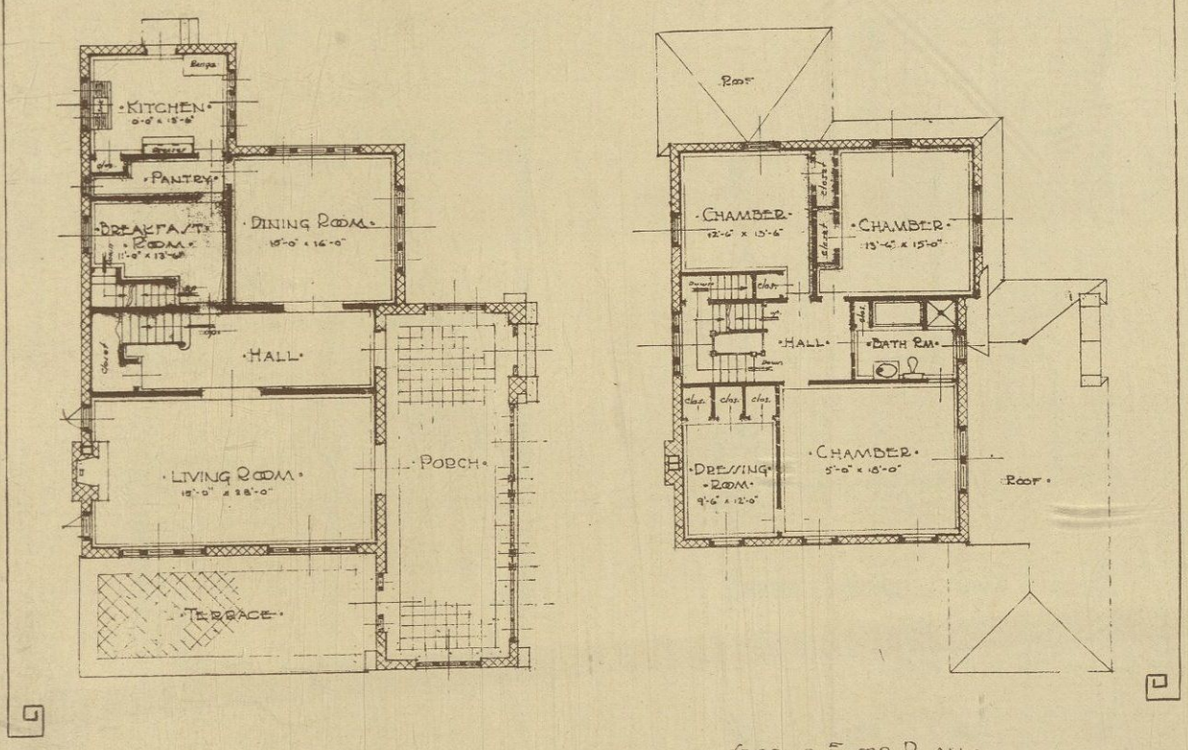
'FIRST FLOOR PLAN'



'SECOND FLOOR PLAN'

ANDREW CHARLES BORZNER, Architect

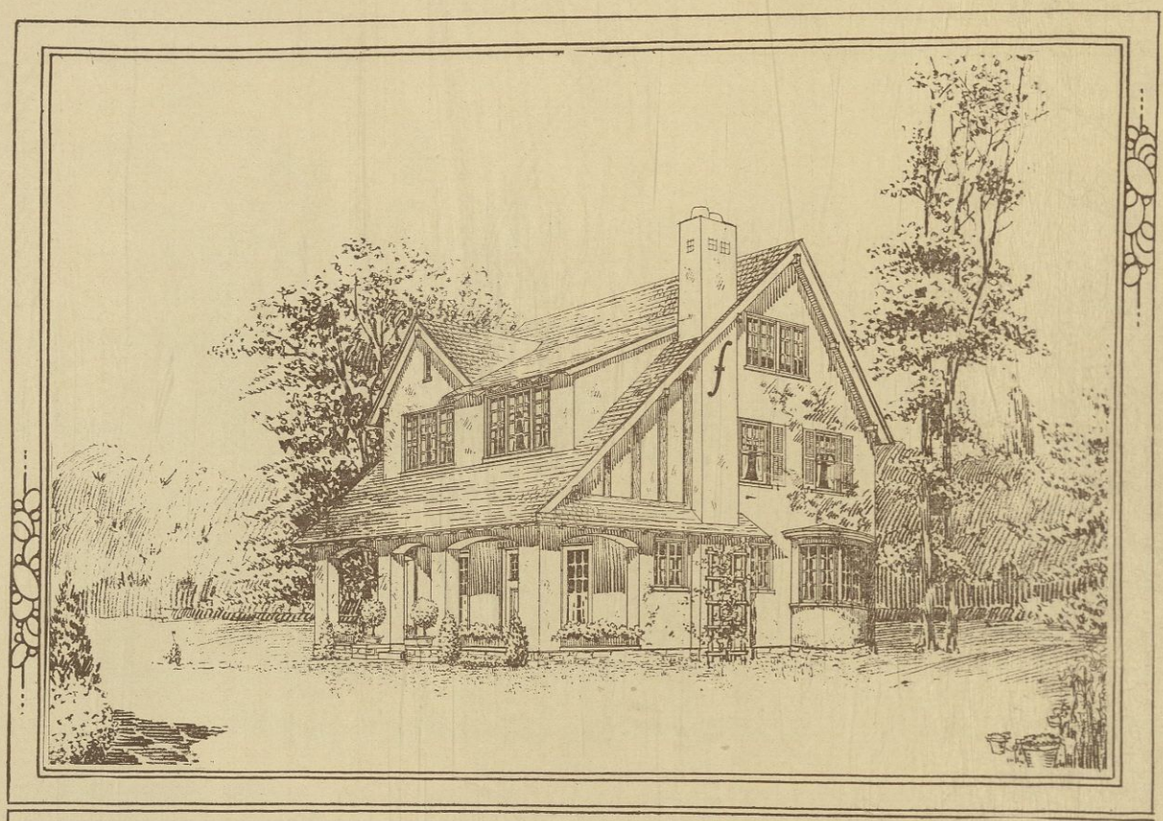
HALF TIMBERED HOLLOW TILE ENGLISH HOUSE

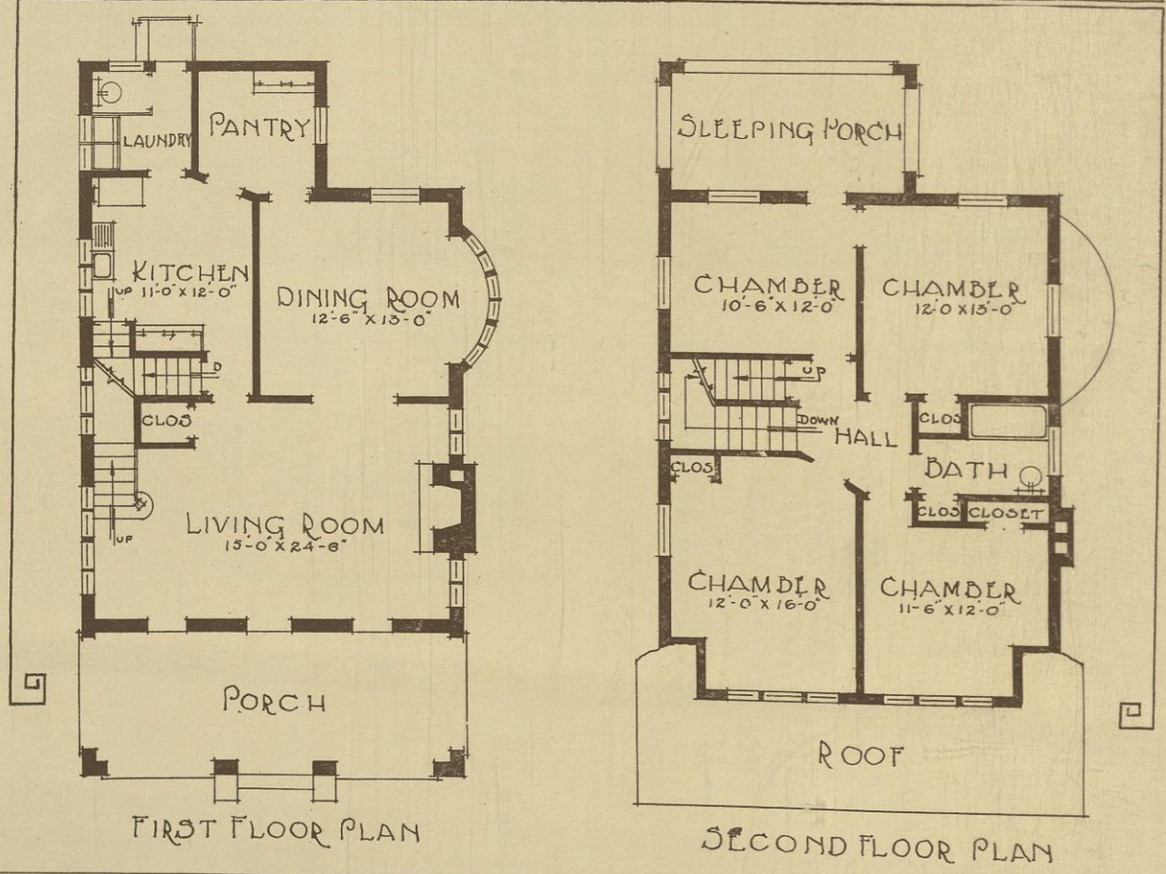


FIRST FLOOR PLAN

SECOND FLOOR PLAN

INEXPENSIVE HOME WITH NEW FEATURES



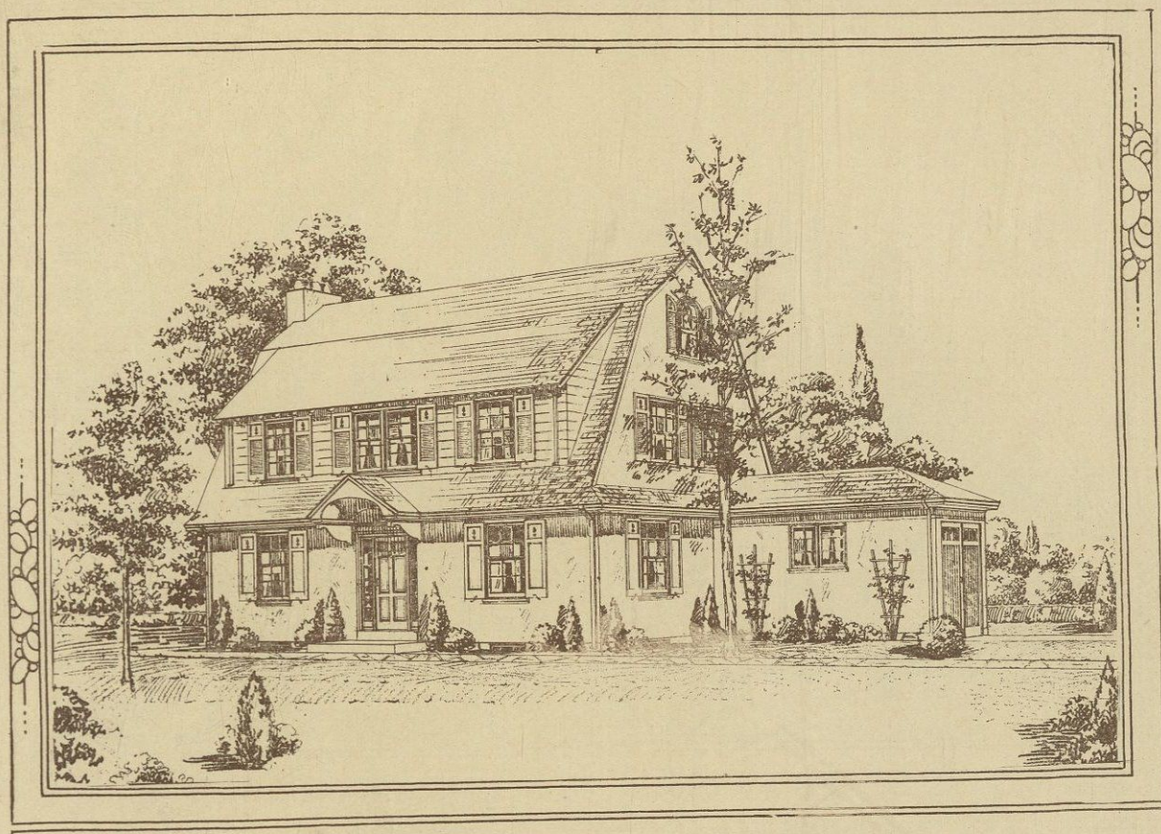


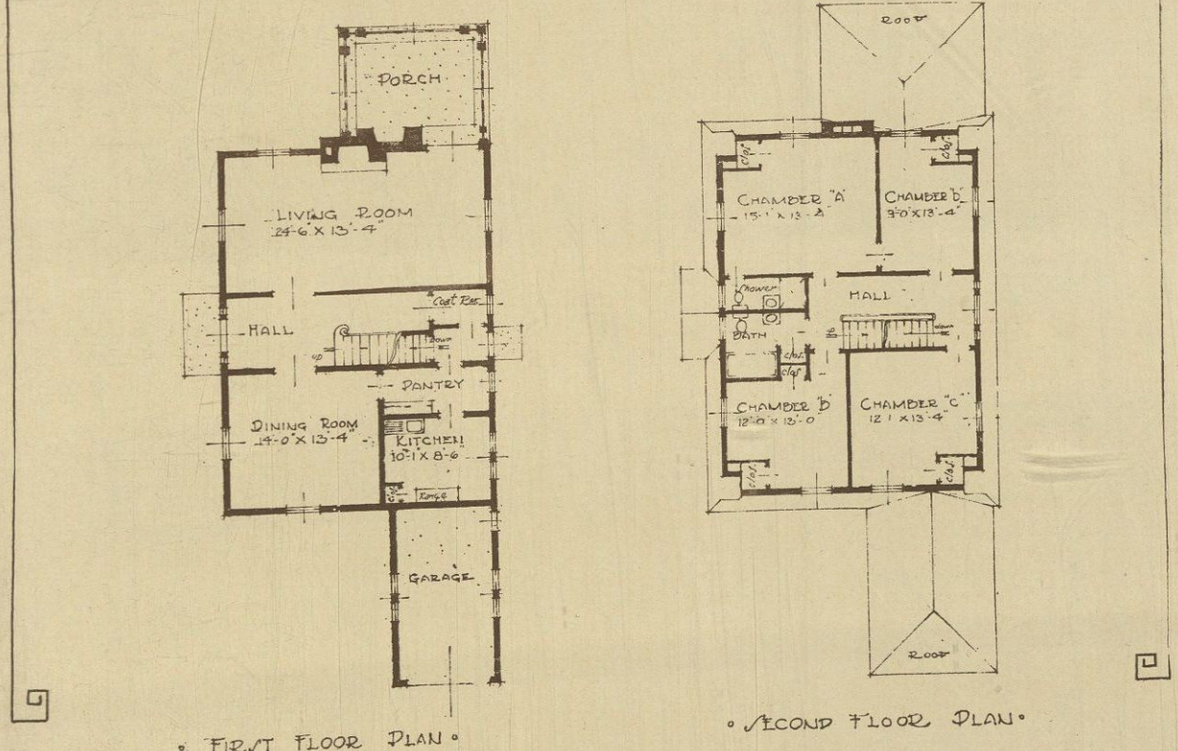
FIRST FLOOR PLAN

SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

DUTCH COLONIAL HOUSE AND GARAGE



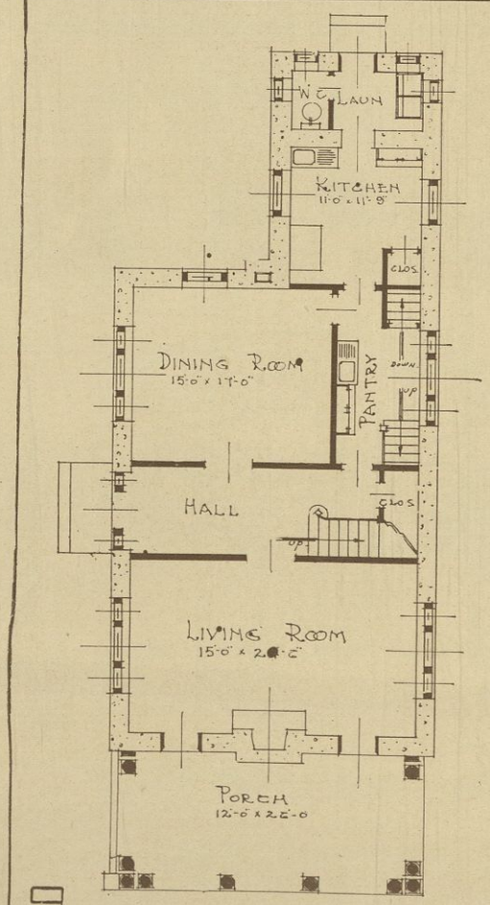


◦ FIRST FLOOR PLAN ◦

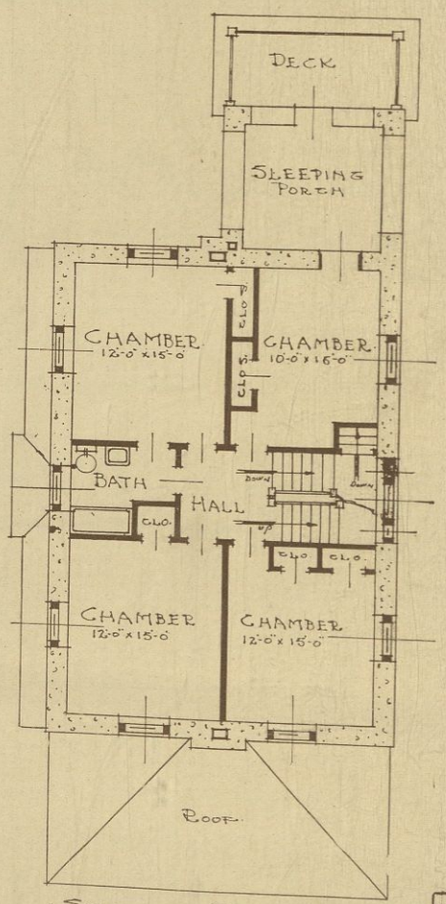
◦ SECOND FLOOR PLAN ◦

ANDREW CHARLES BORZNER, Architect

DESIGNED TO COMBINE SIMPLICITY AND STATELINESS



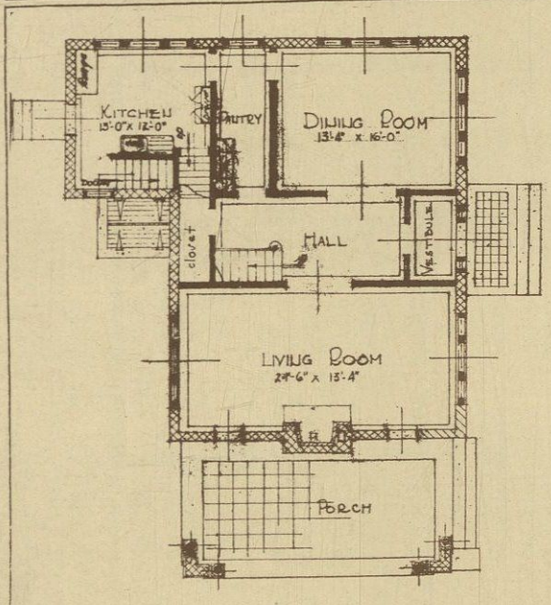
FIRST FLOOR PLAN



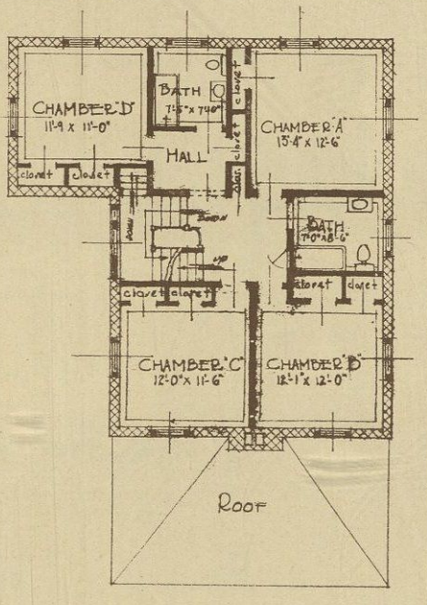
SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

A HOME DESIGNED FOR CONVENIENCE

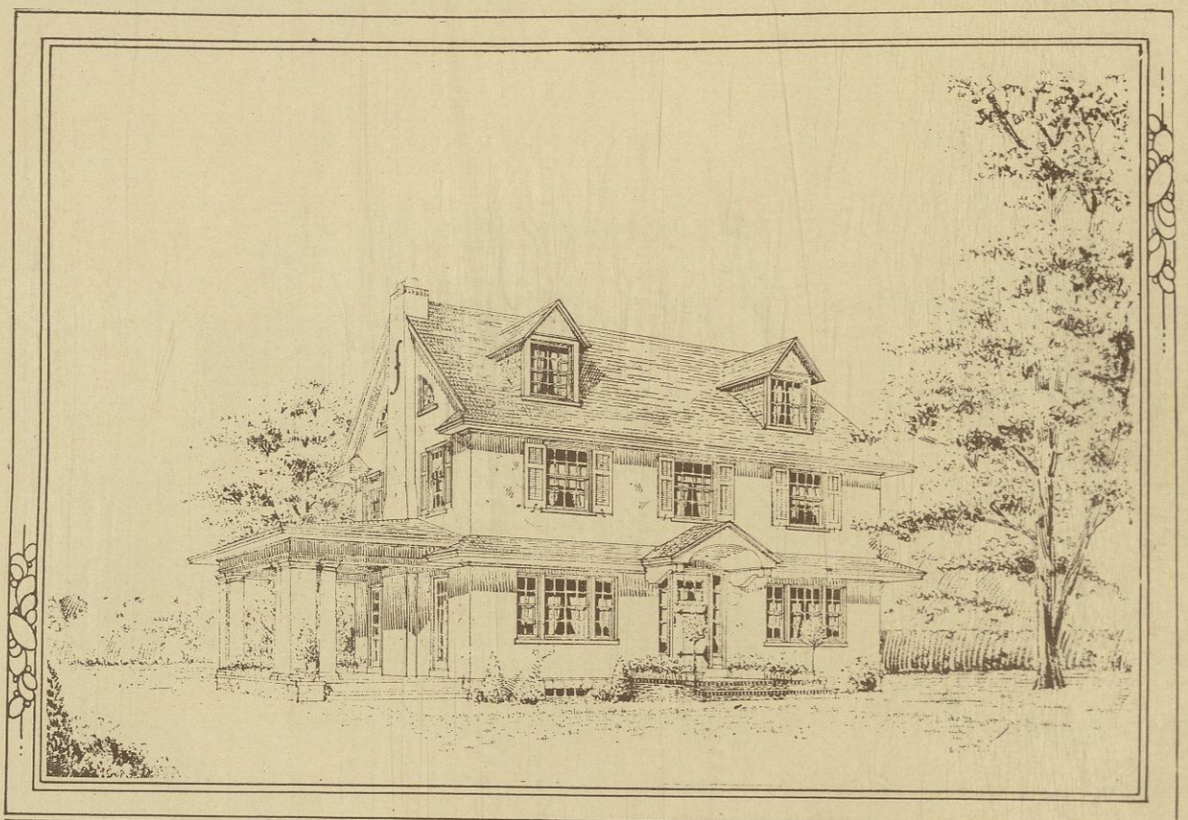


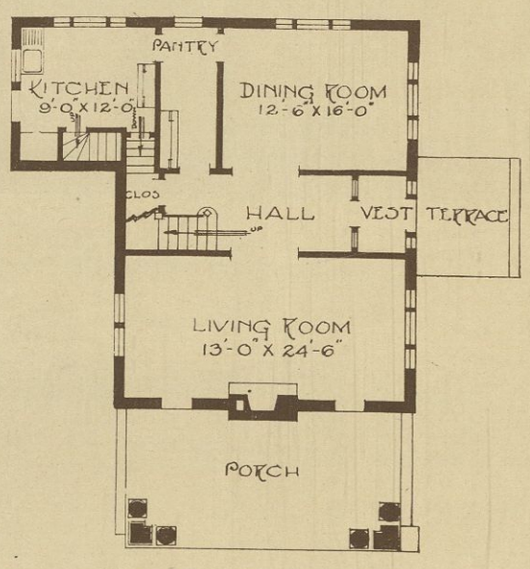
• FIRST FLOOR PLAN •



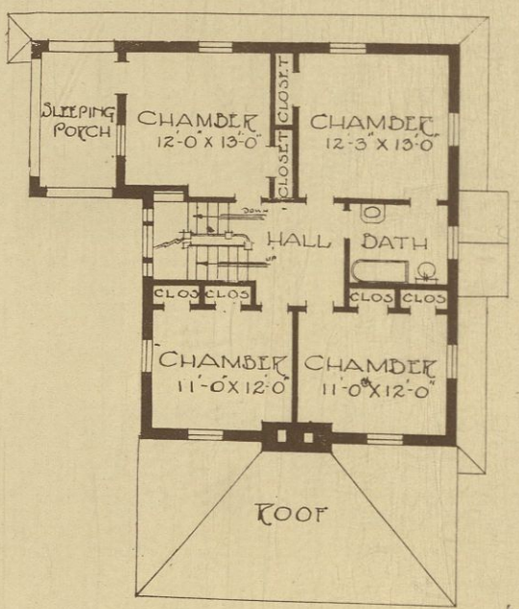
• SECOND FLOOR PLAN •

SIMPLE PICTURESQUE COLONIAL HOME





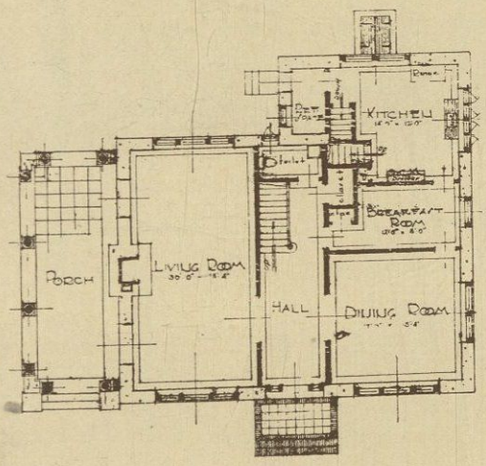
FIRST FLOOR PLAN



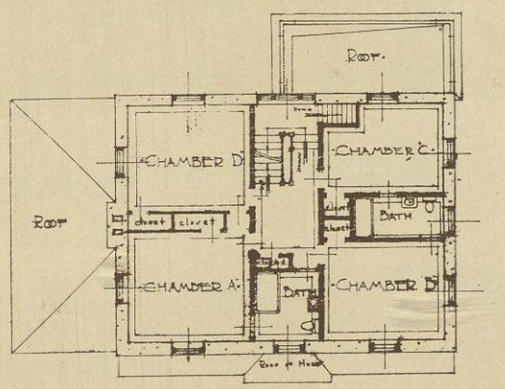
SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

HOUSE DESIGN WITH NEW FEATURES

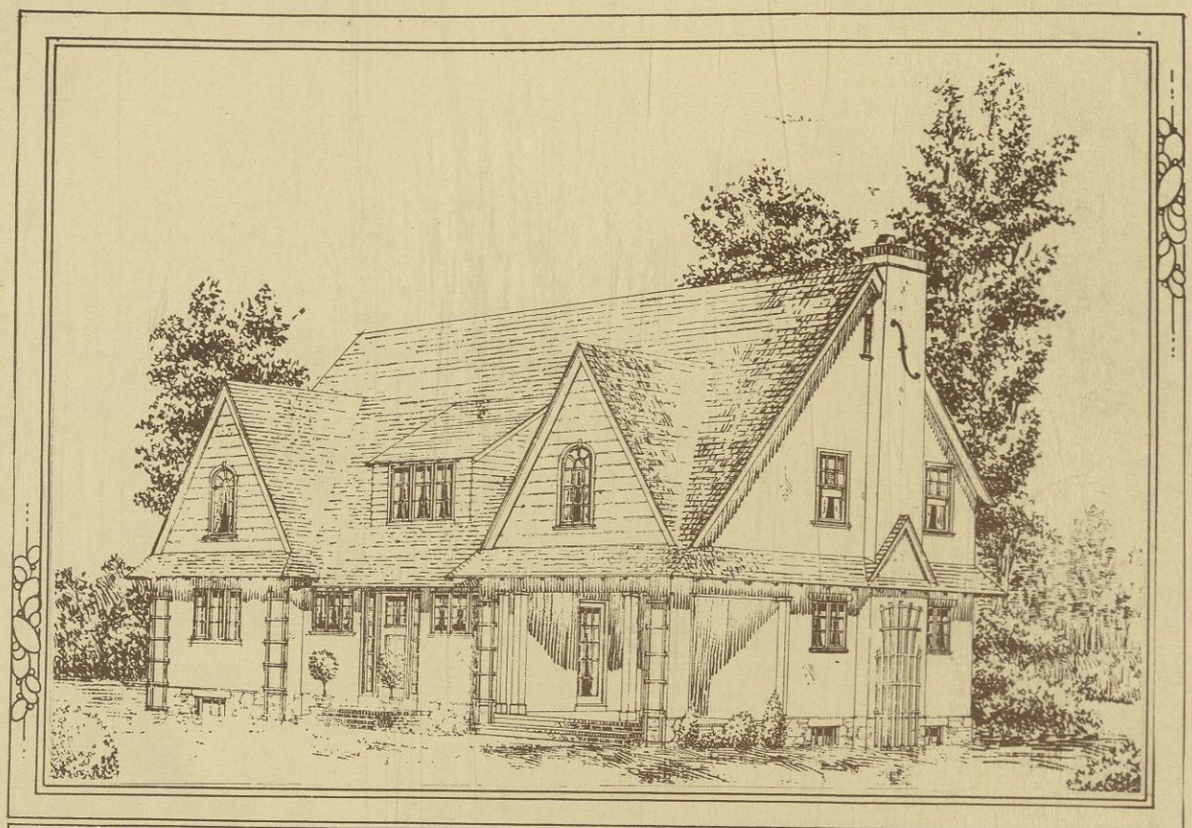


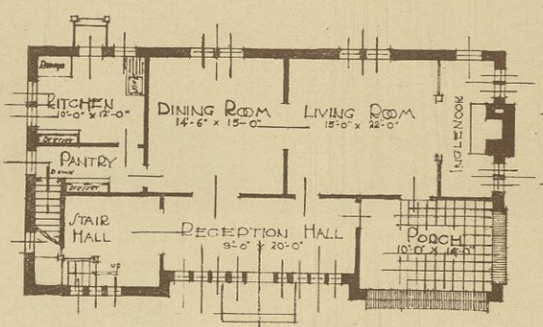
FIRST FLOOR PLAN



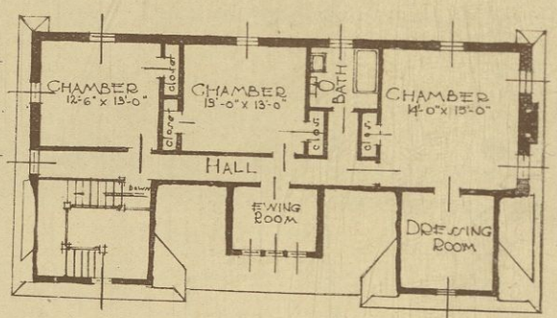
SECOND FLOOR PLAN

QUAINT RAMBLING COUNTRY HOUSE





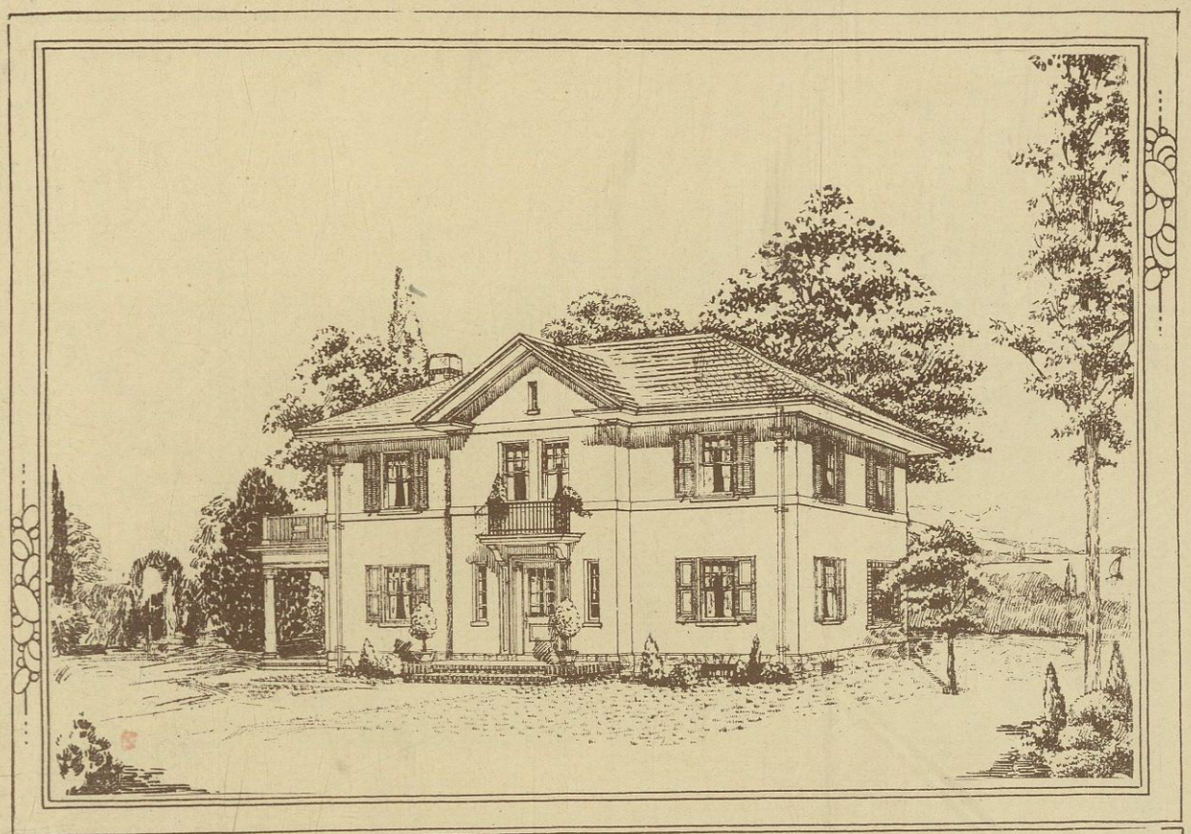
FIRST FLOOR PLAN

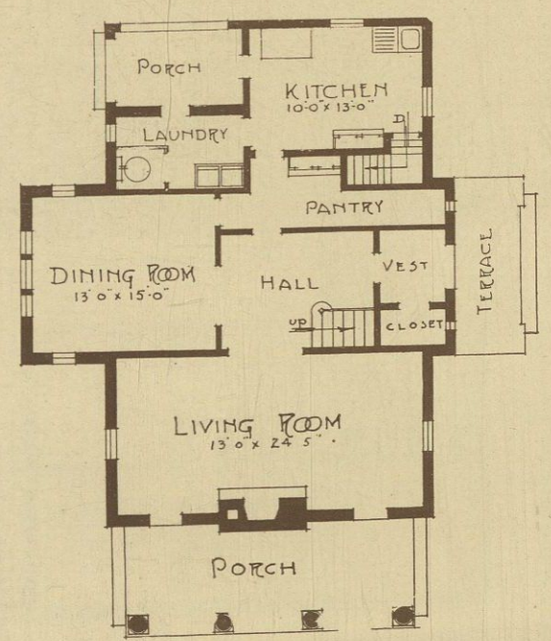


SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

WELL BALANCED COLONIAL HOME





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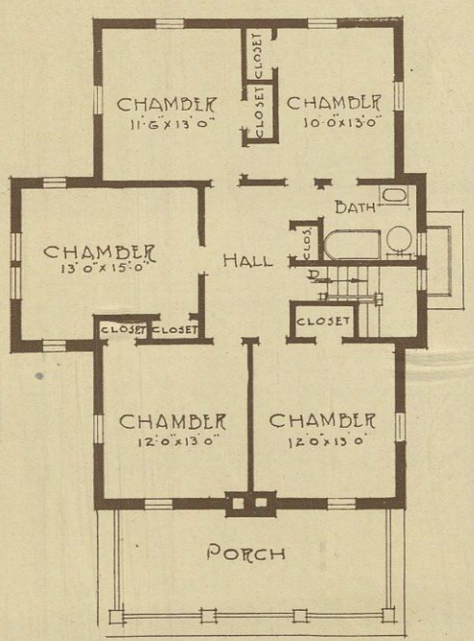
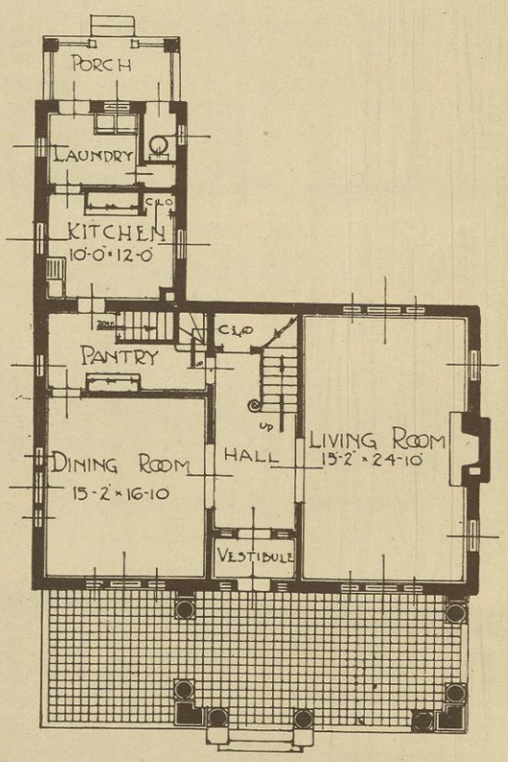


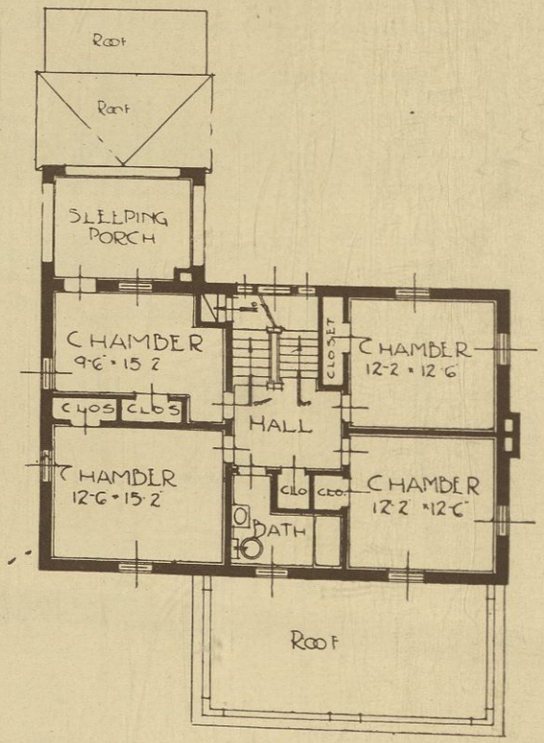
SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

SPACIOUS HOME COMPACTLY PLANNED



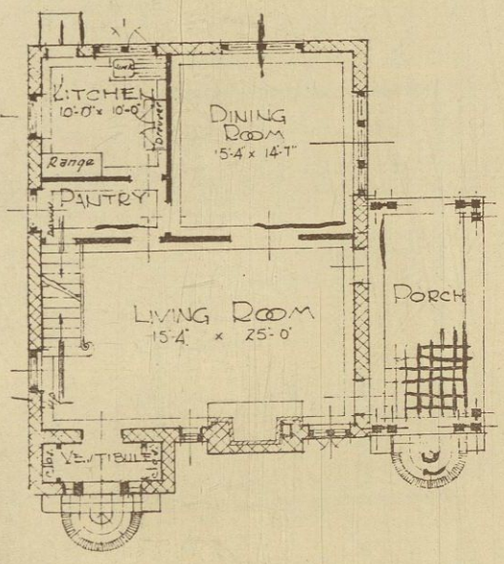
FIRST FLOOR PLAN.



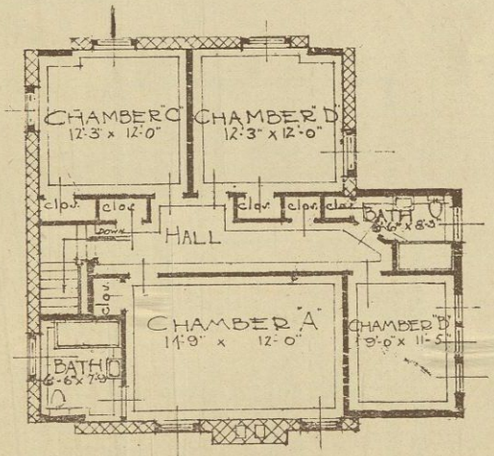
SECOND FLOOR PLAN.

ANDREW CHARLES BORZNER, Architect

ENGLISH COTTAGE TYPE

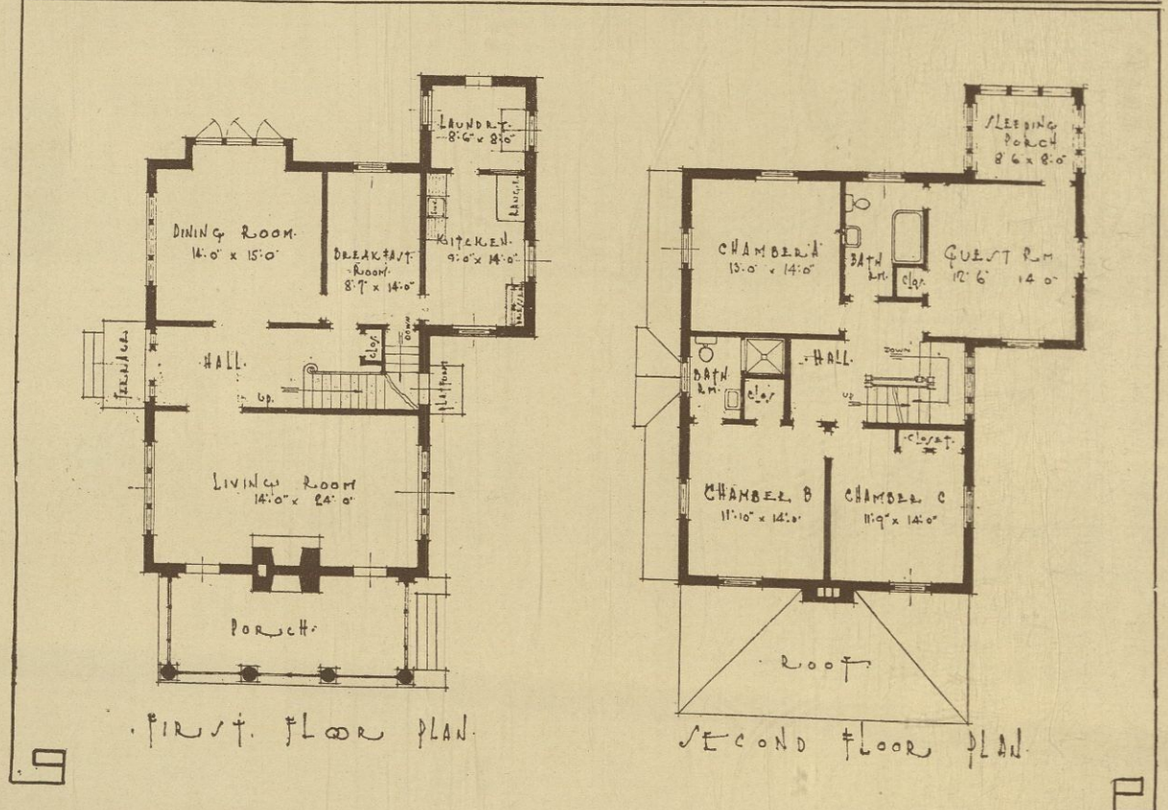


FIRST FLOOR PLAN



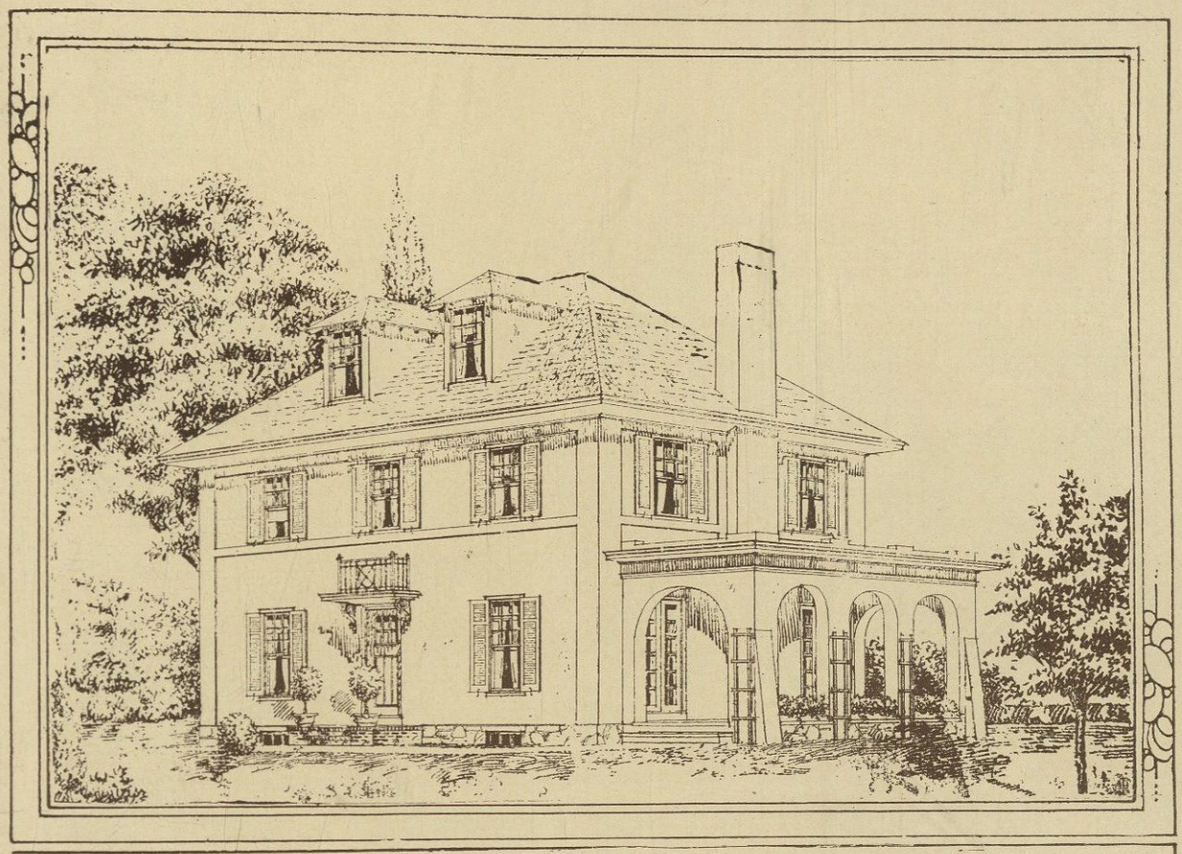
SECOND FLOOR PLAN

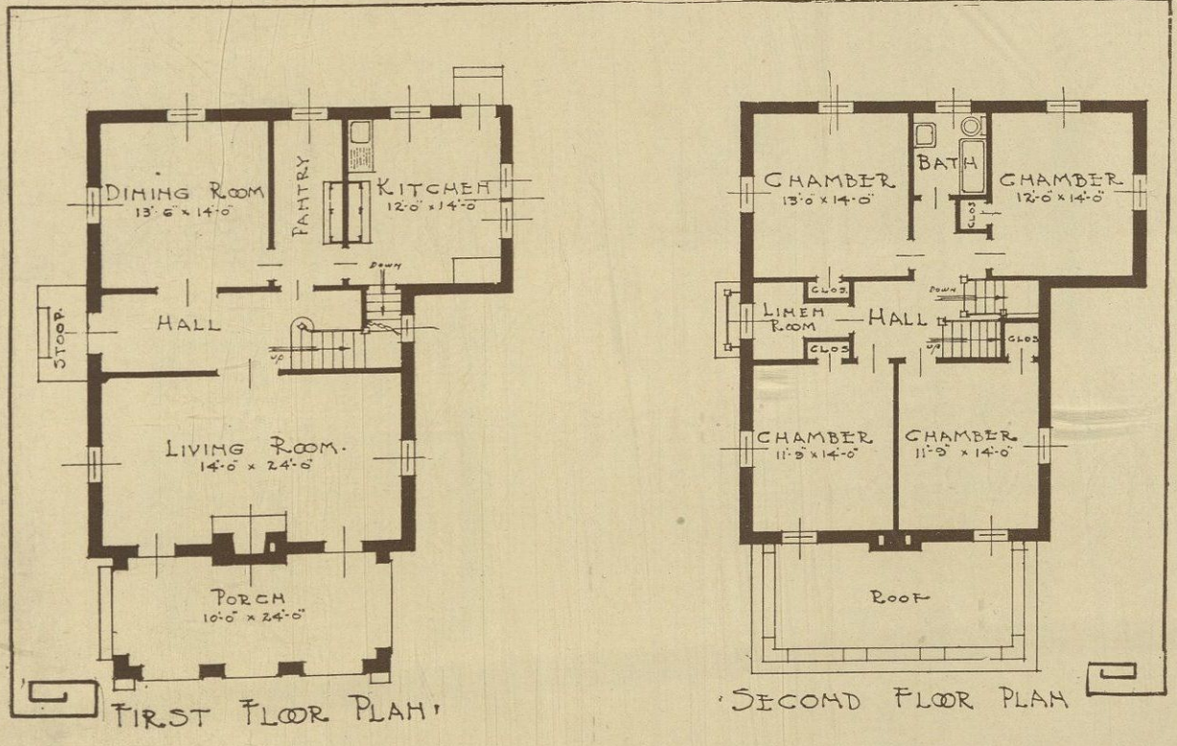
A MODEST BUT INTERESTING HOME



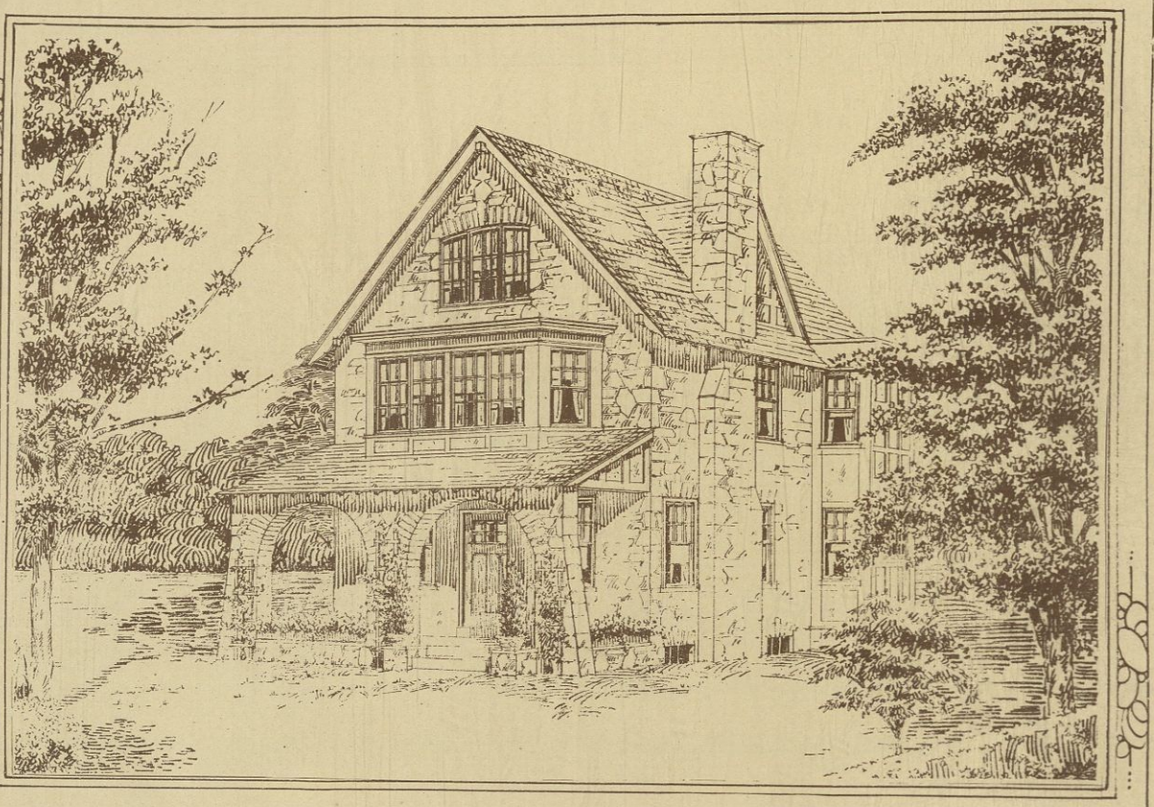
ANDREW CHARLES BORZNER, Architect

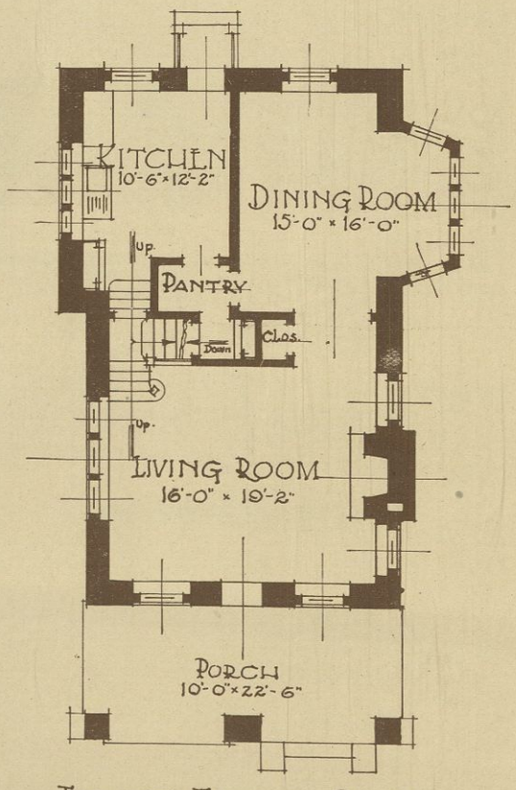
A UNIQUELY DESIGNED HOME



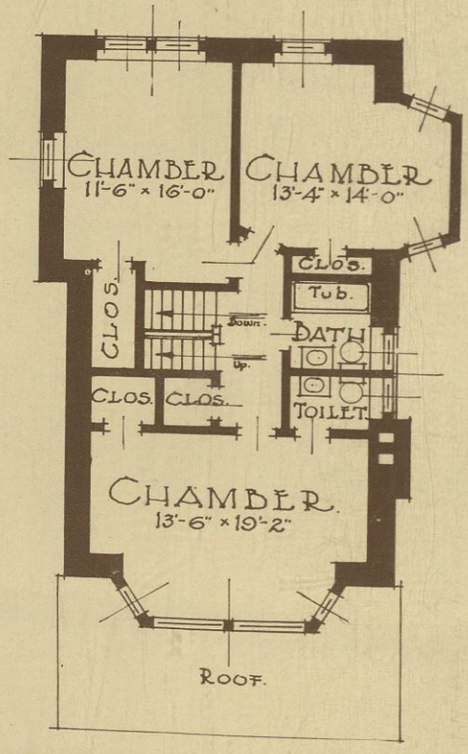


INTERESTING STONE HOUSE





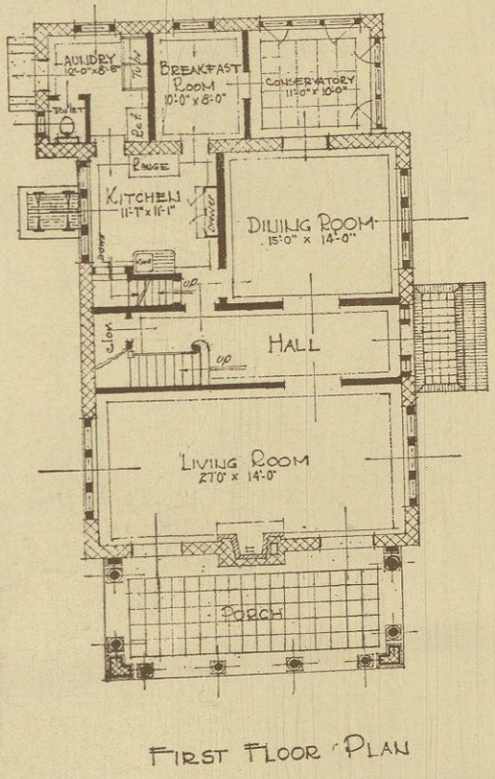
'FIRST FLOOR PLAN'



'SECOND FLOOR PLAN'

ANDREW CHARLES BORZNER, Architect

A WELL PLANNED COLONIAL HOME



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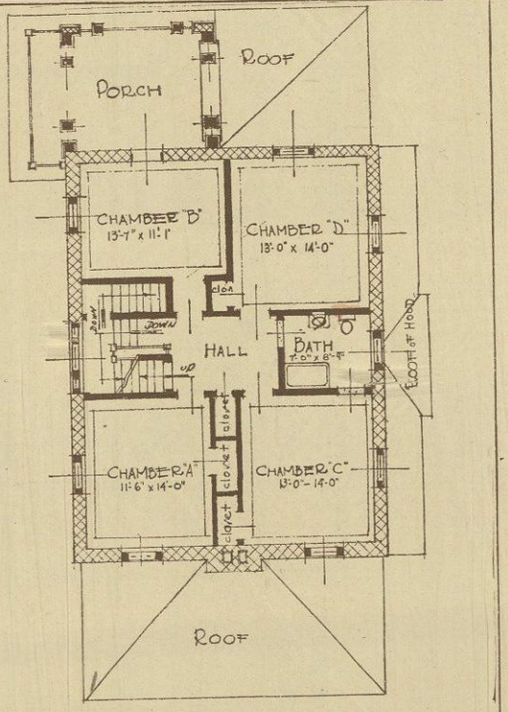
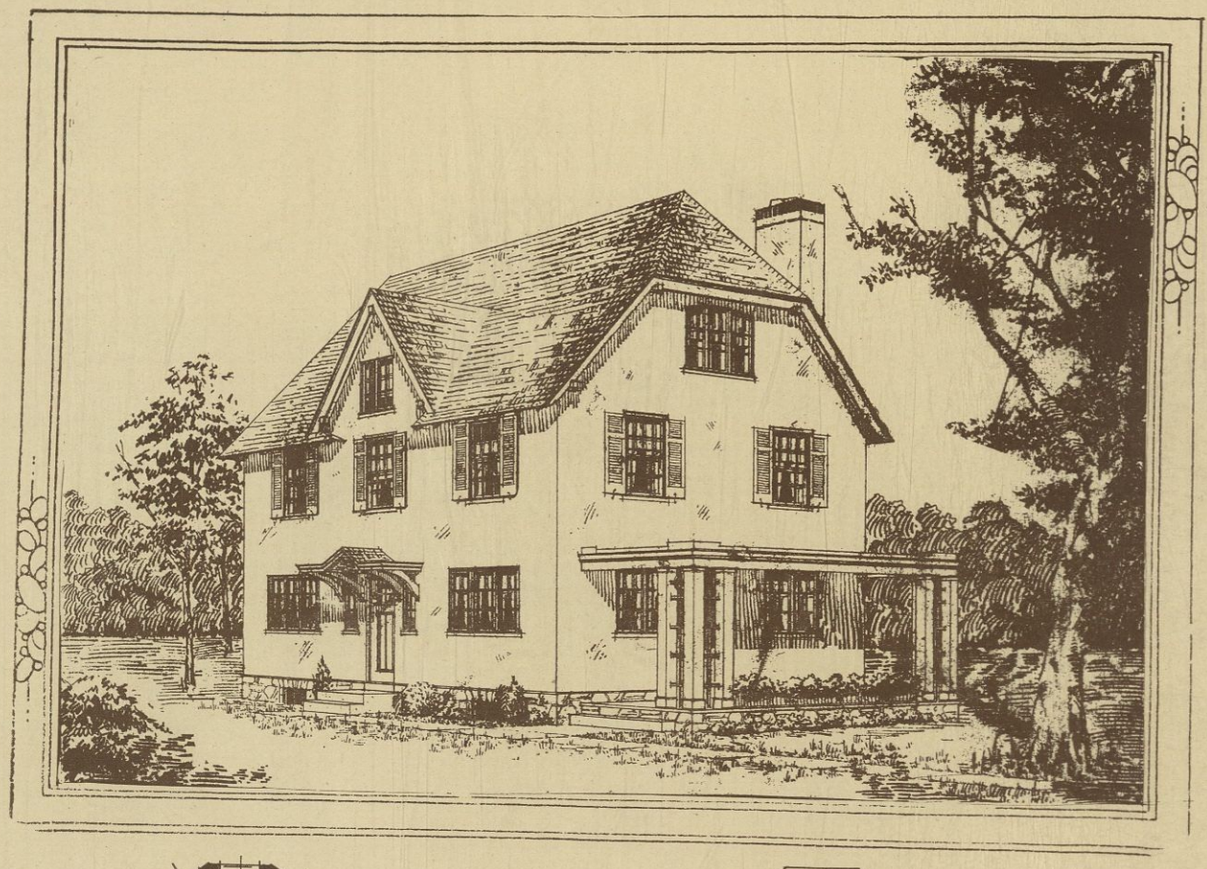
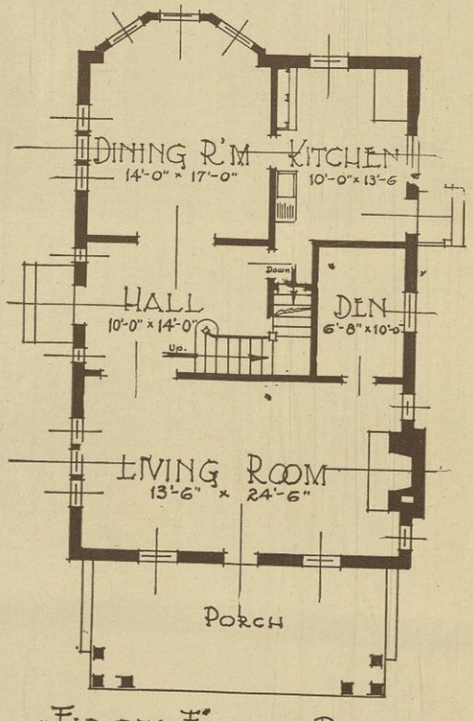


SECOND FLOOR PLAN

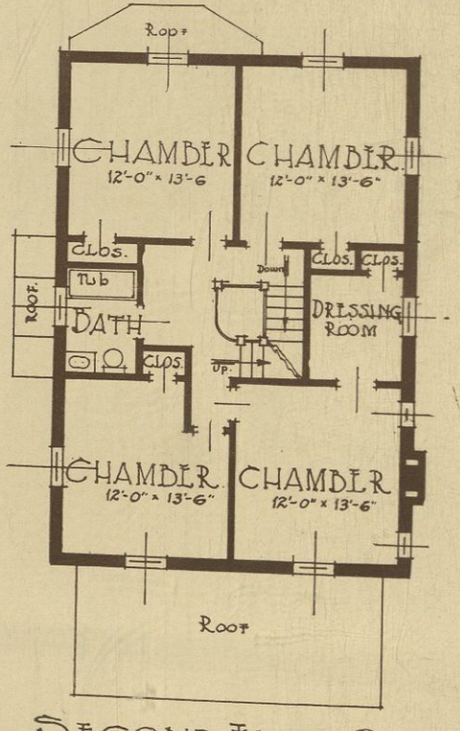
ANDREW CHARLES BORZNER, Architect

AN INEXPENSIVE HOME





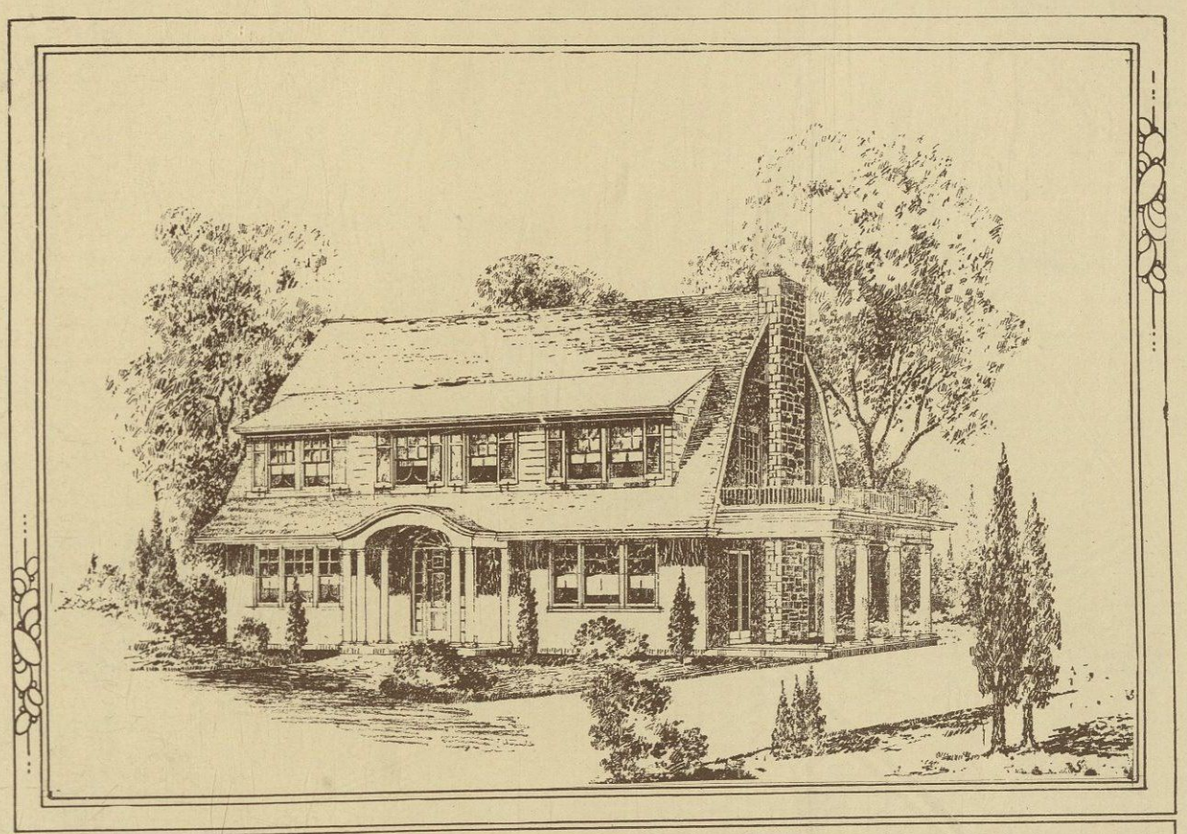
FIRST FLOOR PLAN

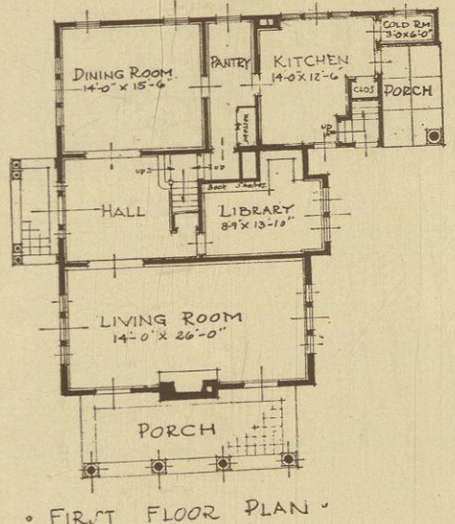


SECOND FLOOR PLAN

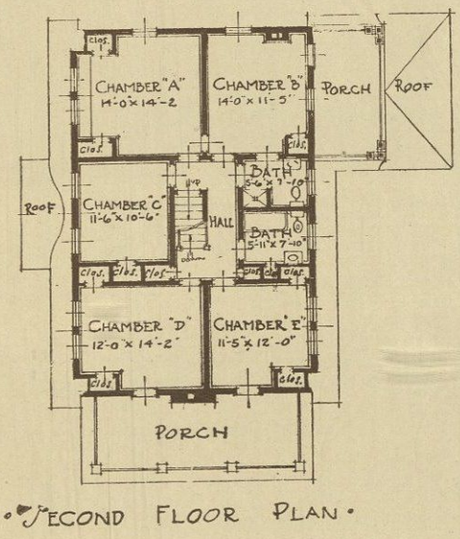
ANDREW CHARLES BORZNER, Architect

MODERN ADAPTATION OF DUTCH COLONIAL



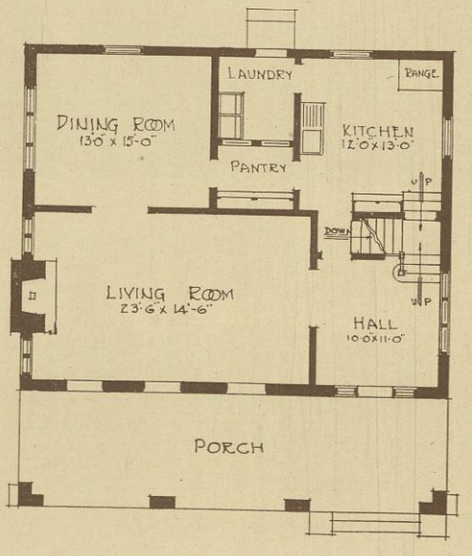


• FIRST FLOOR PLAN •

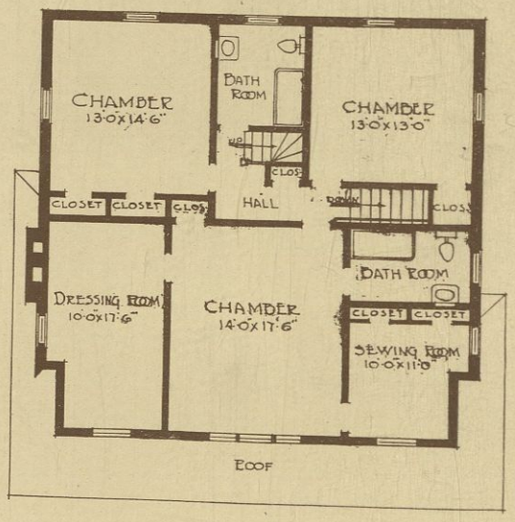


• SECOND FLOOR PLAN •

HOUSE OF UNUSUAL DESIGN



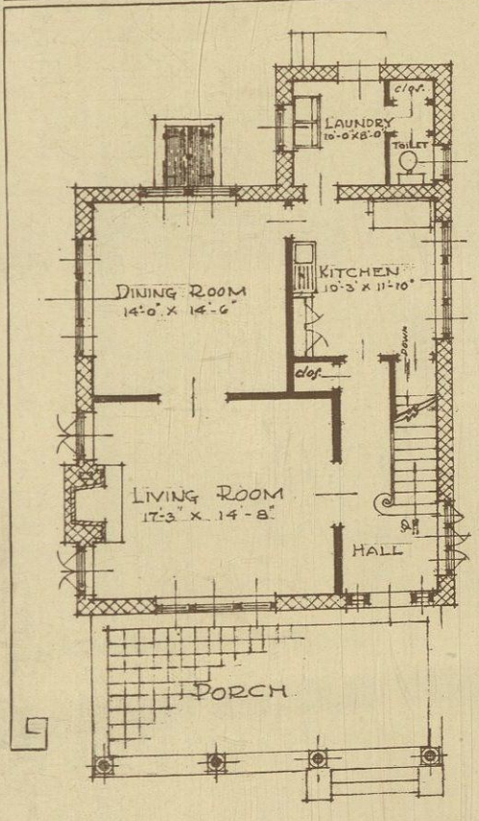
FIRST FLOOR PLAN.



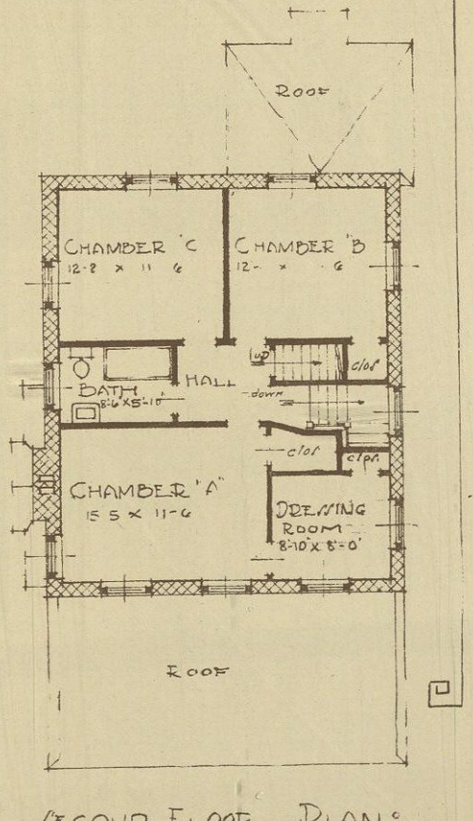
SECOND FLOOR PLAN.

ANDREW CHARLES BORZNER, Architect

NO WASTE SPACE IN THIS HOUSE



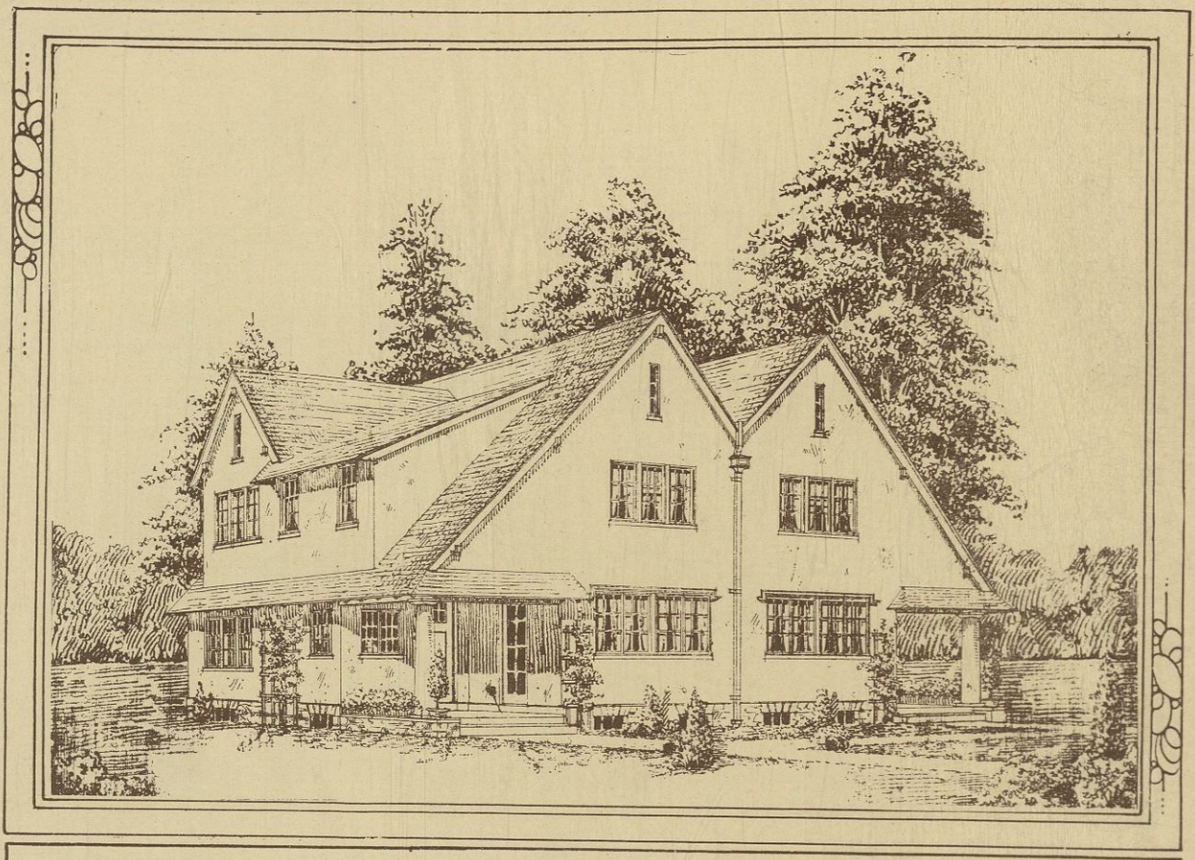
FIRST FLOOR PLAN

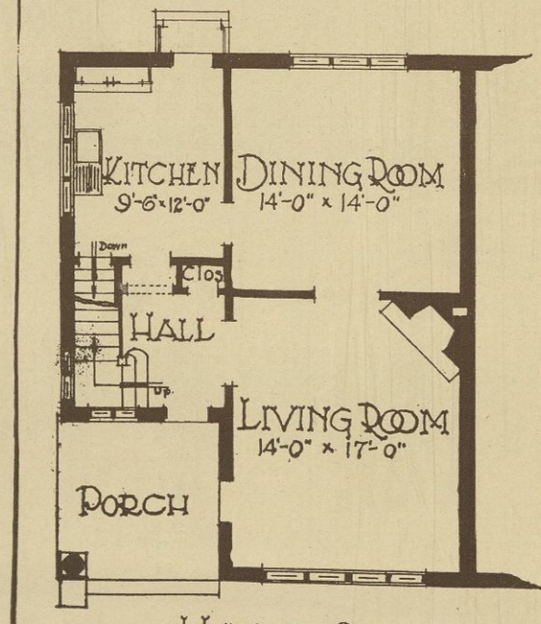


SECOND FLOOR PLAN

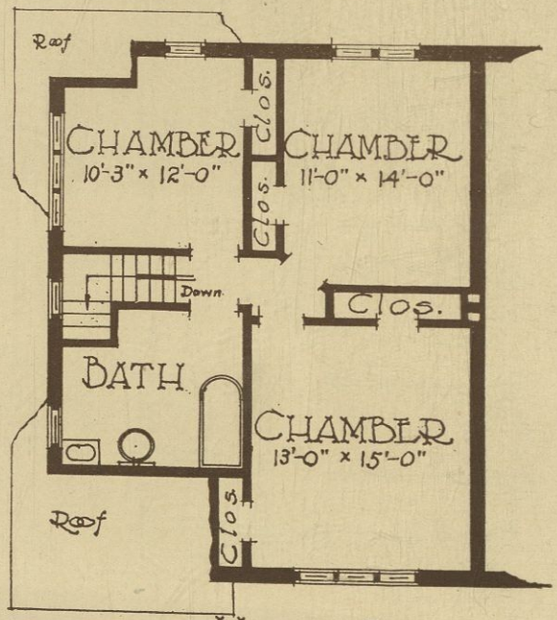
ANDREW CHARLES BORZNER, Architect

COMPACTLY DESIGNED TWIN HOUSE





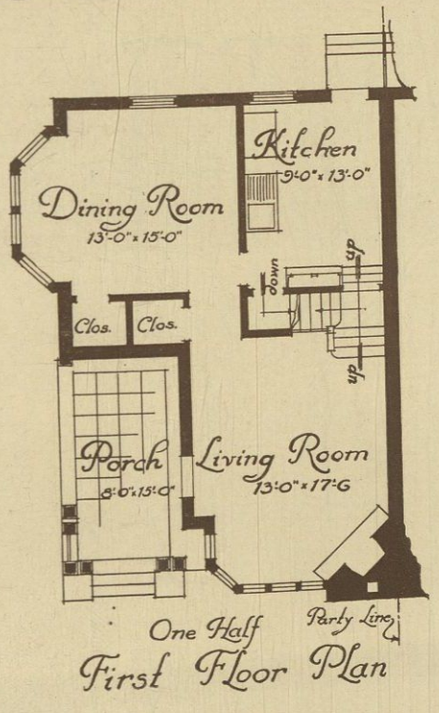
HALF OF
FIRST FLOOR PLAN



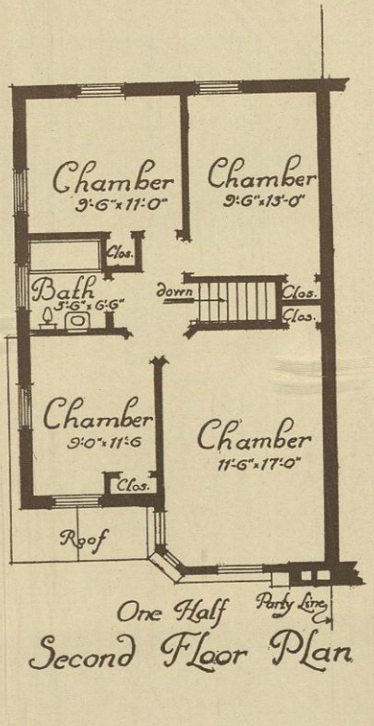
HALF OF
SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

AN ATTRACTIVE TWIN HOUSE

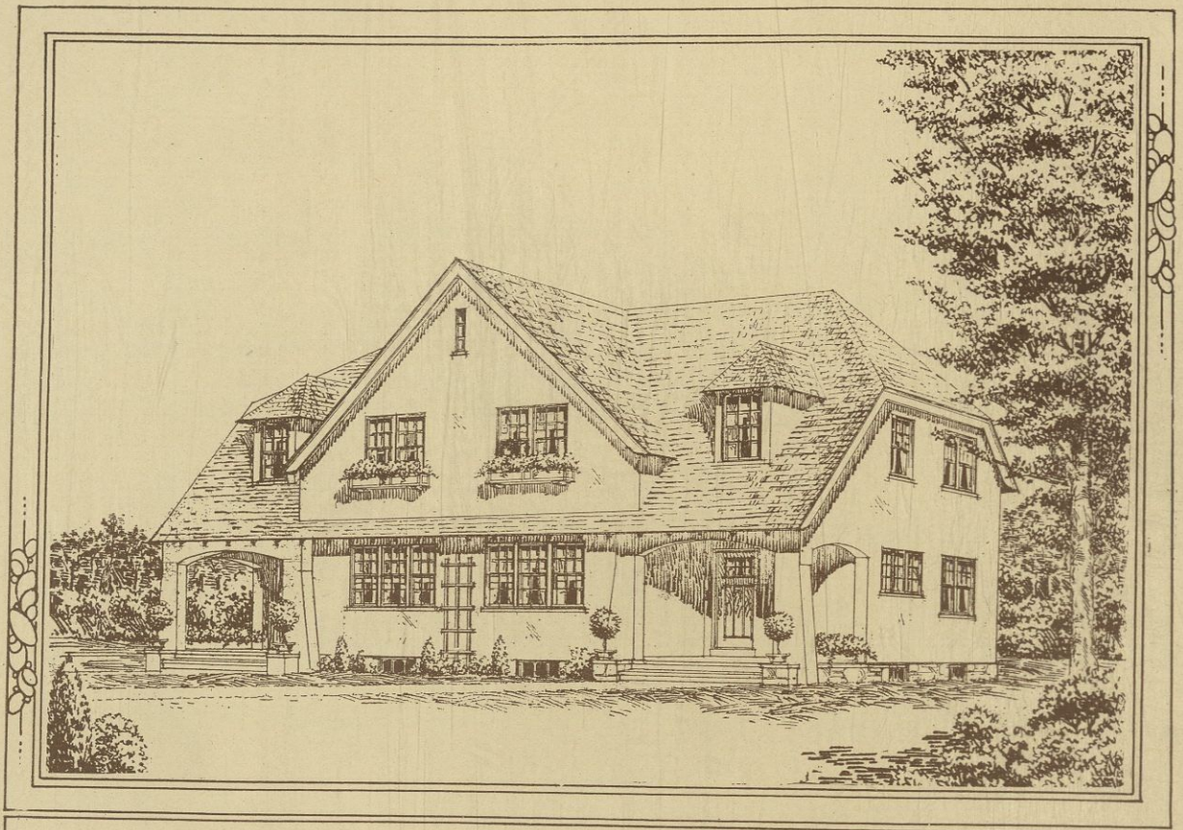


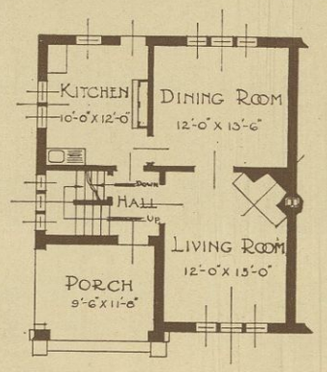
One Half
First Floor Plan



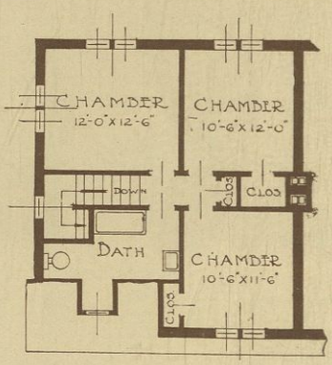
One Half
Second Floor Plan

TWIN HOUSE COMBINING SIMPLICITY AND ECONOMY





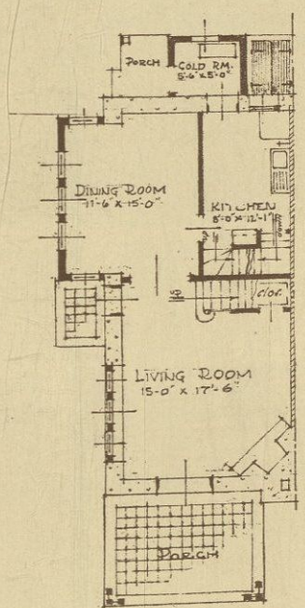
FIRST FLOOR PLAN



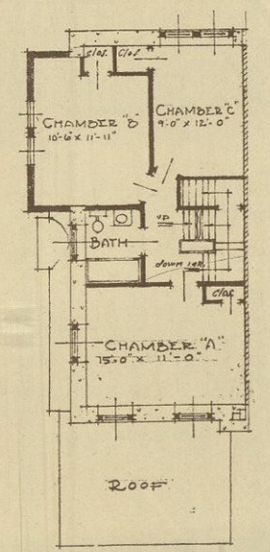
SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

AN UNUSUALLY PLANNED TWIN HOUSE



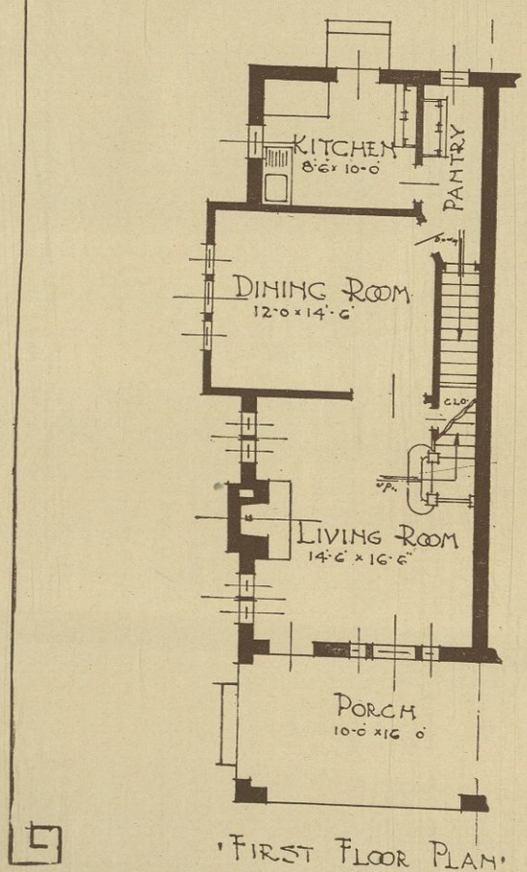
FIRST FLOOR PLAN



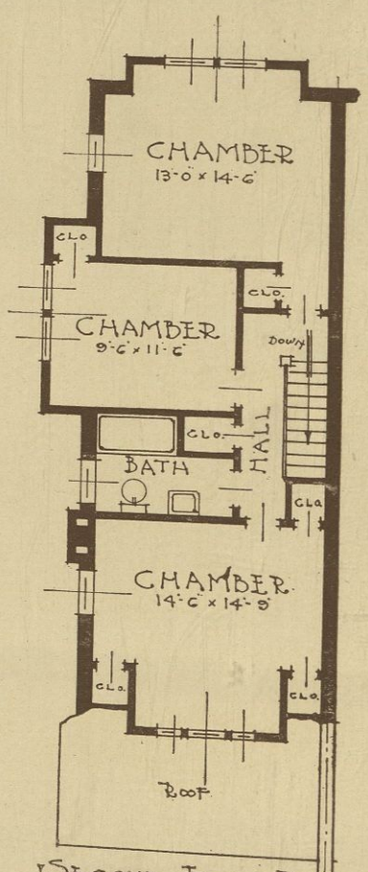
SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

PICTURESQUE ECONOMICAL TWIN HOUSE



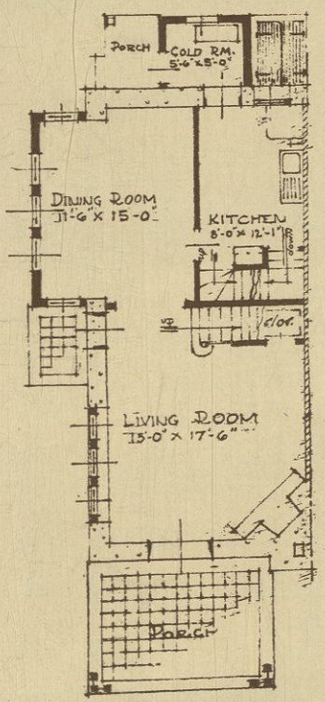
'FIRST FLOOR PLAN'



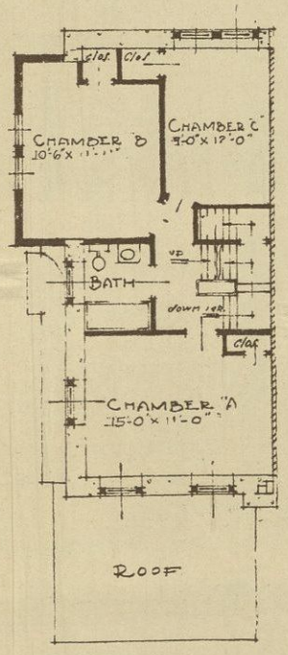
'SECOND FLOOR PLAN'

ANDREW CHARLES BORZNER, Architect

A BEAUTIFUL ENGLISH TWIN HOUSE DESIGN

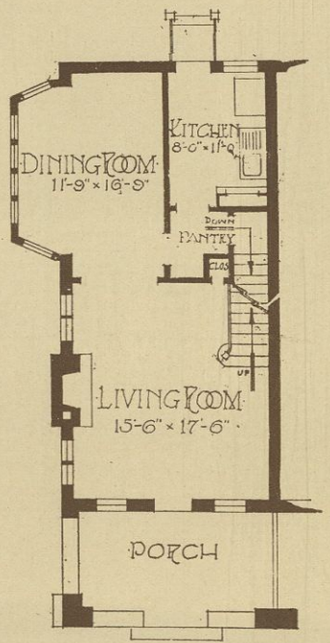


FIRST FLOOR PLAN

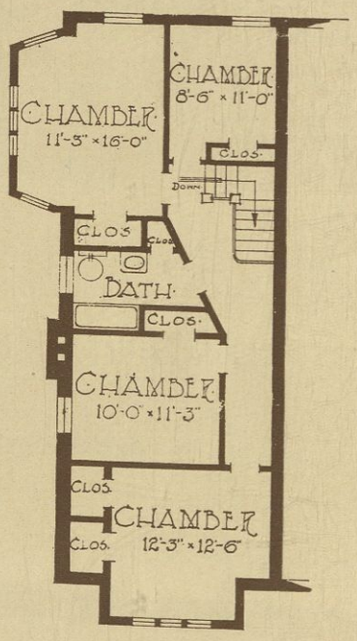


SECOND FLOOR PLAN

AN UNUSUAL TWIN HOUSE DESIGN



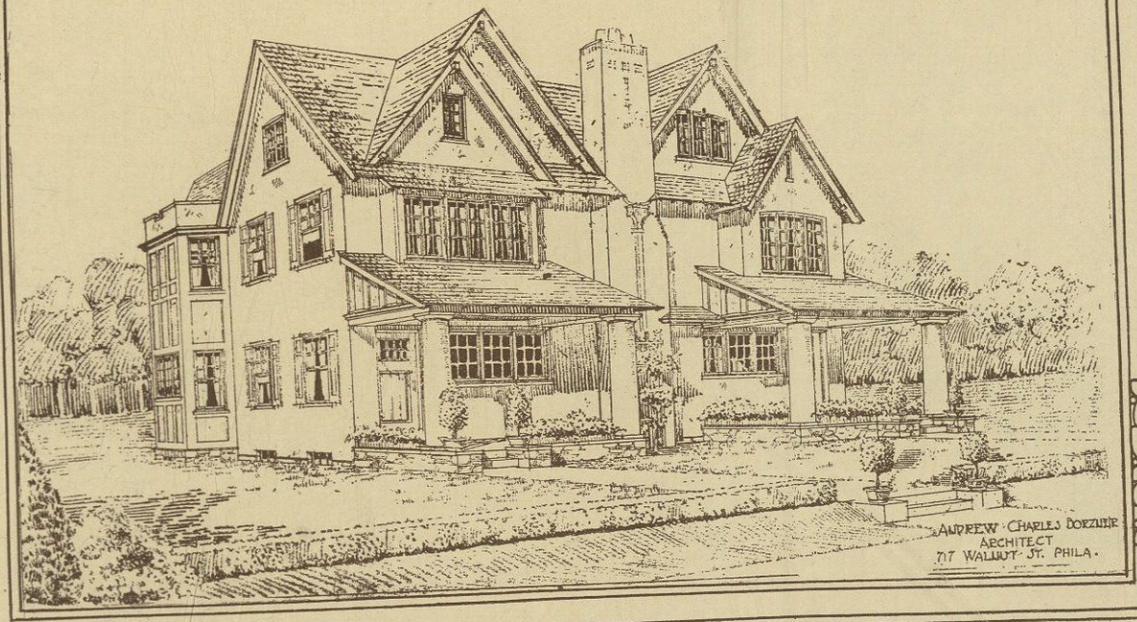
HALF OF
FIRST FLOOR PLAN

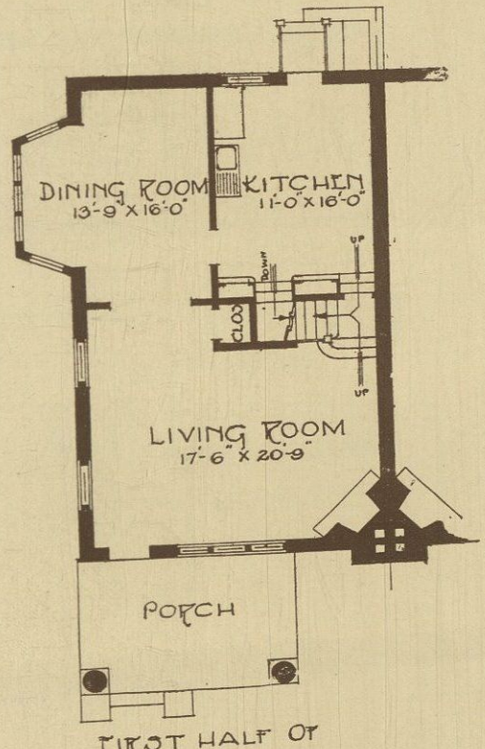


HALF OF
SECOND FLOOR PLAN

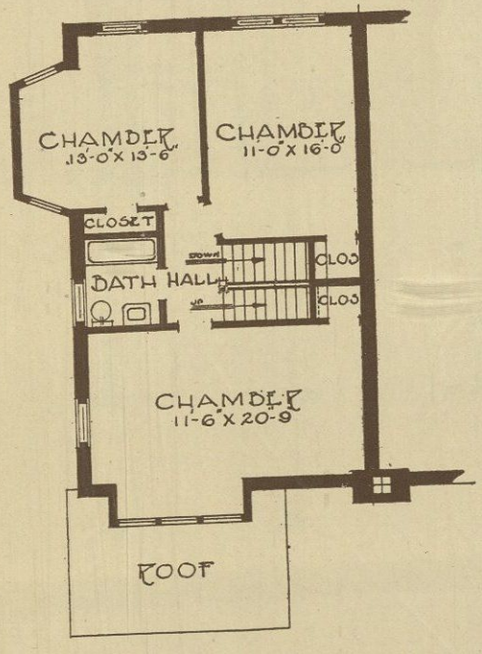
ANDREW CHARLES BORZNER, Architect

PICTURESQUE ENGLISH TWIN HOME



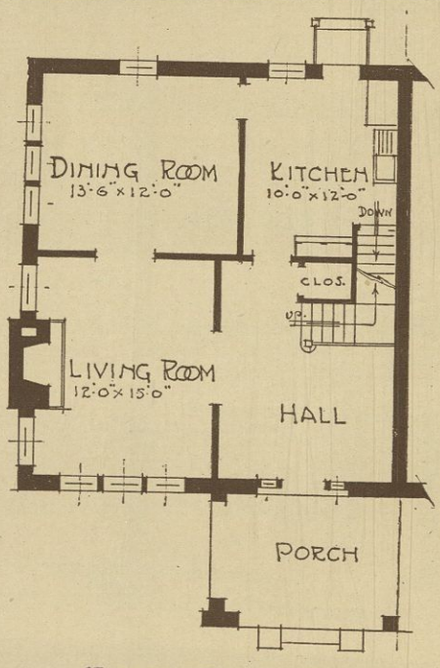


FIRST HALF OF
FIRST FLOOR PLAN

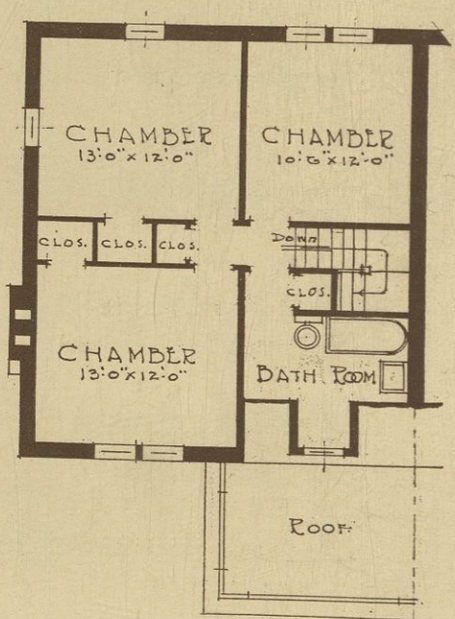


SECOND HALF OF
SECOND FLOOR PLAN

TWIN HOUSES THAT LOOK LIKE ONE



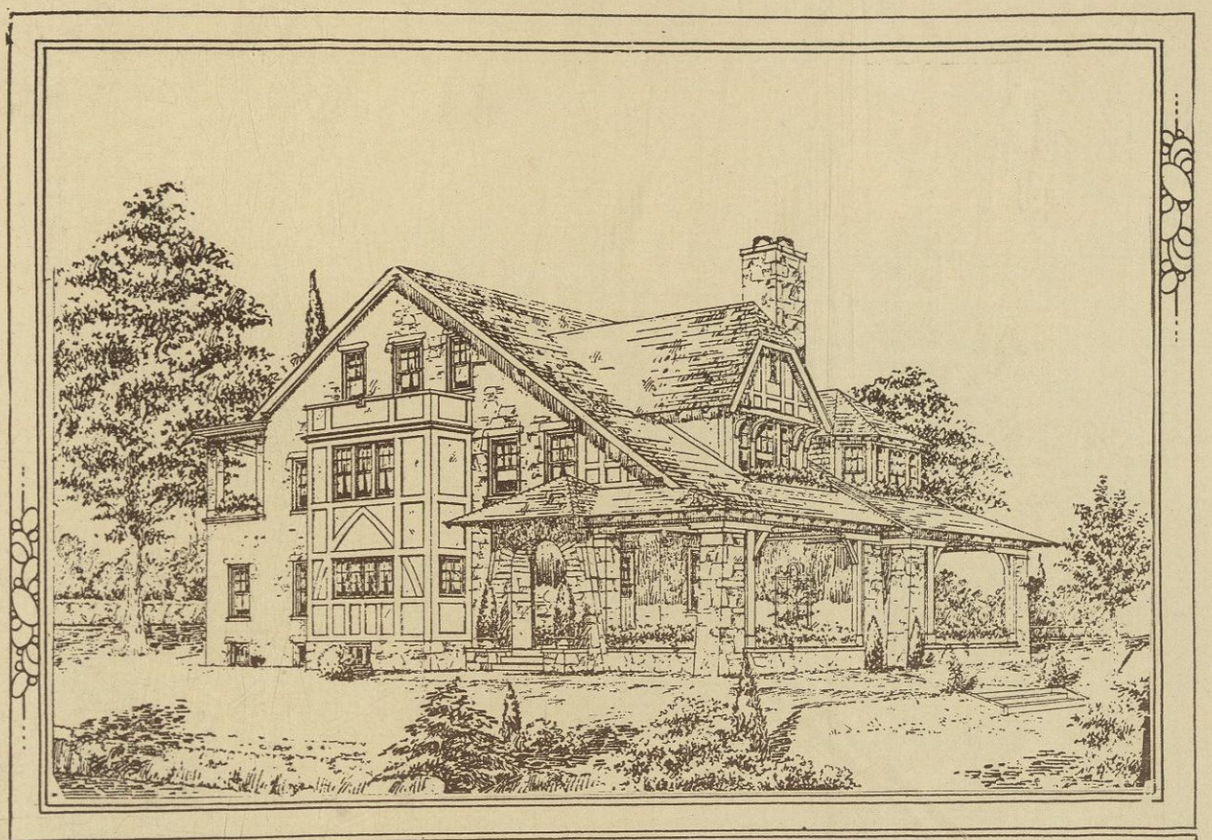
FIRST FLOOR PLAN.

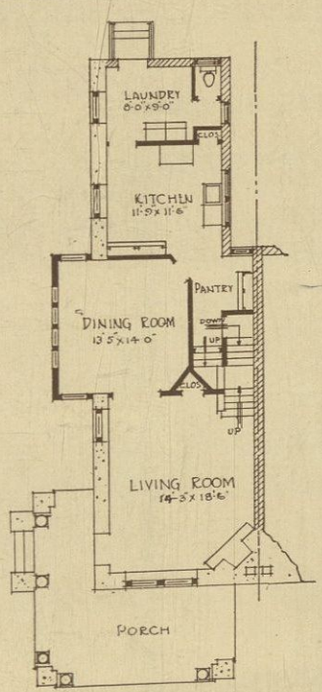


SECOND FLOOR PLAN.

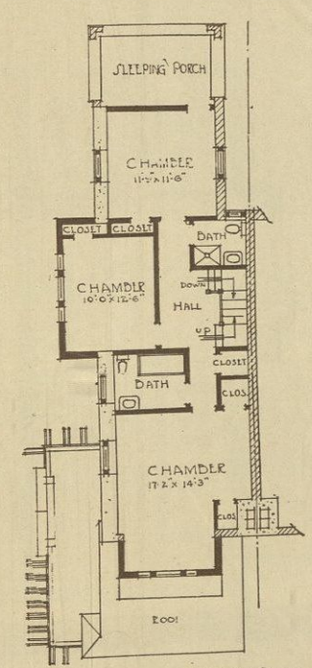
ANDREW CHARLES BORZNER, Architect

QUAINT ENGLISH TWIN HOUSE





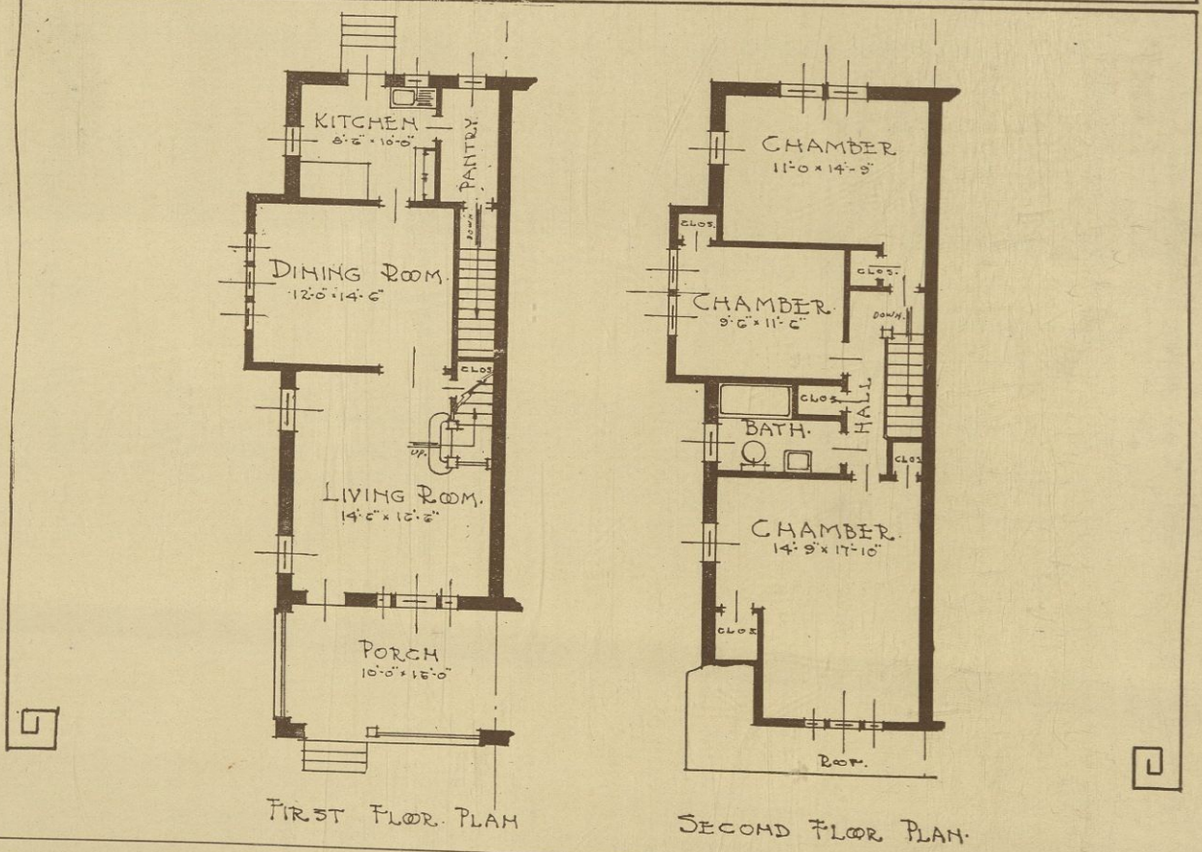
FIRST FLOOR PLAN



SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

ECONOMICAL COMPACT TWIN HOUSE

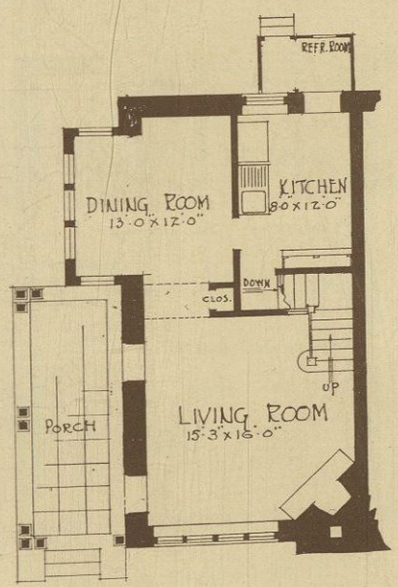


FIRST FLOOR PLAN

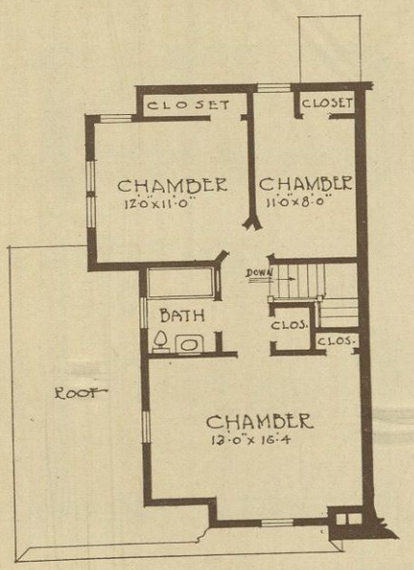
SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

BUNGALOW TYPE TWIN HOME

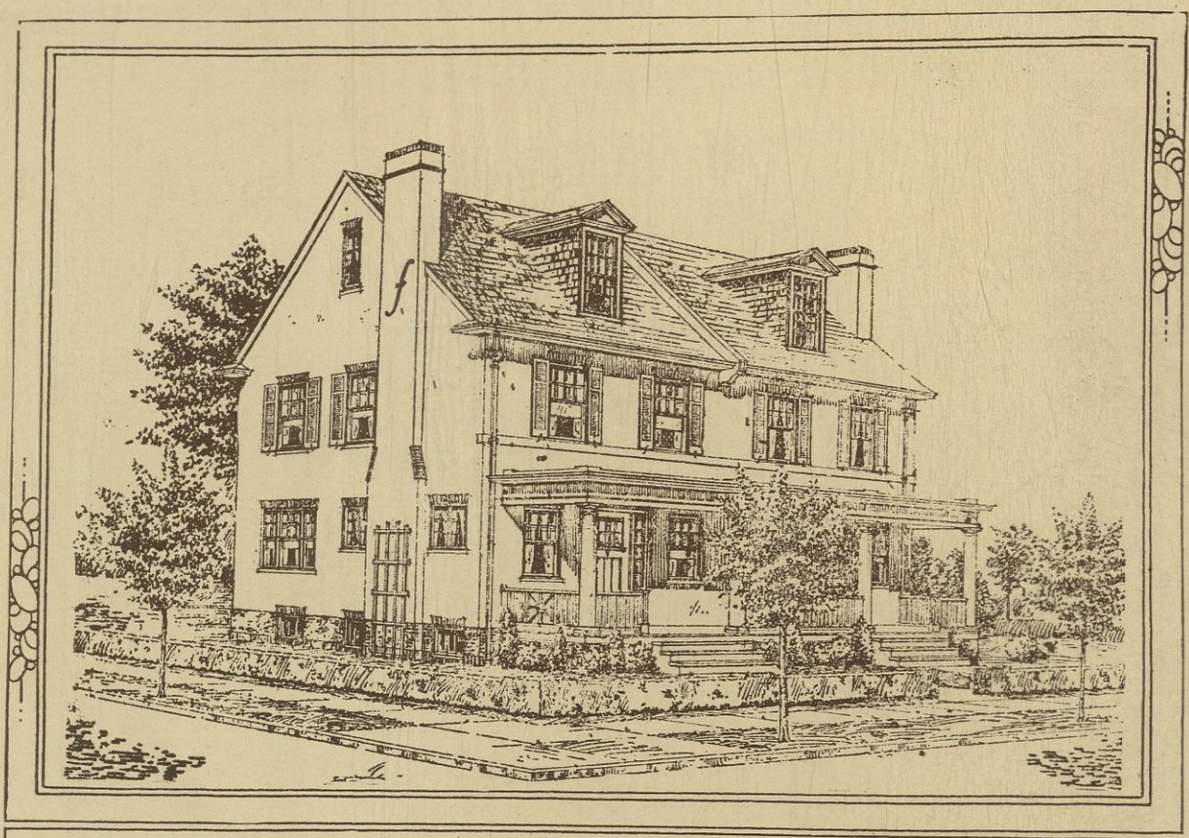


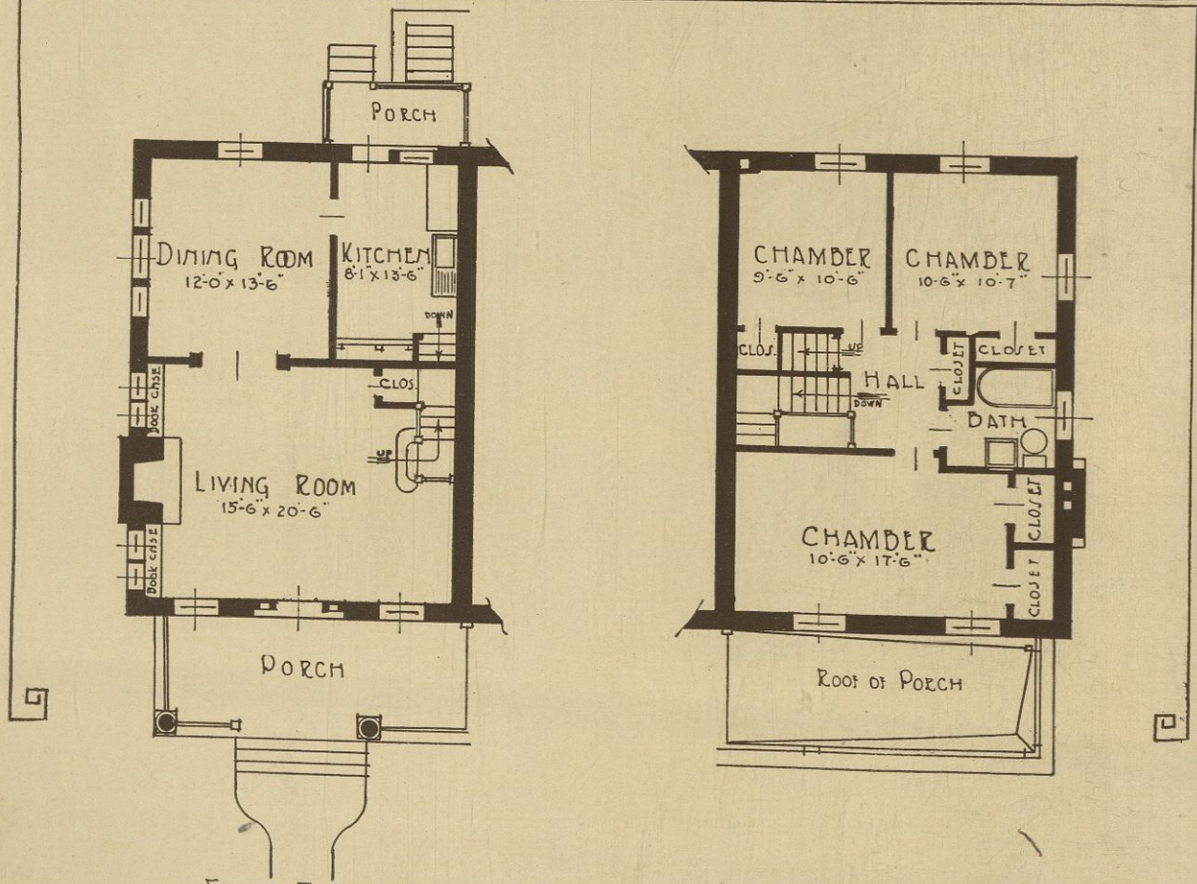
·1/2 OF FIRST FLOOR PLAN·



·1/2 OF SECOND FLOOR PLAN·

ECONOMICALLY PLANNED TWIN HOUSE



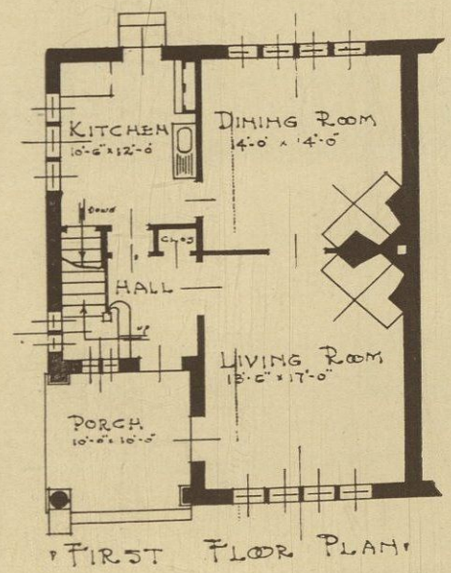


FIRST FLOOR PLAN

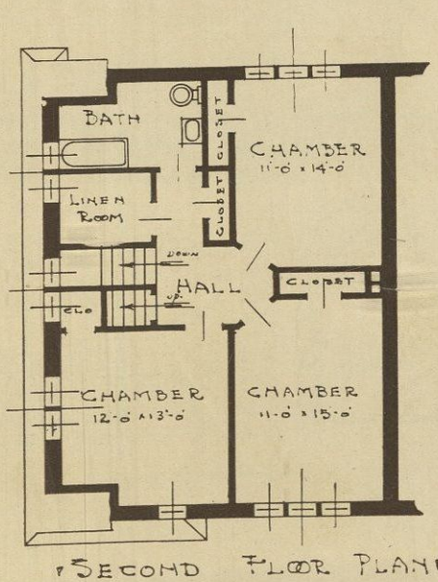
SECOND FLOOR PLAN.

ANDREW CHARLES BORZNER, Architect

TWIN HOUSE OF ENGLISH DESIGN

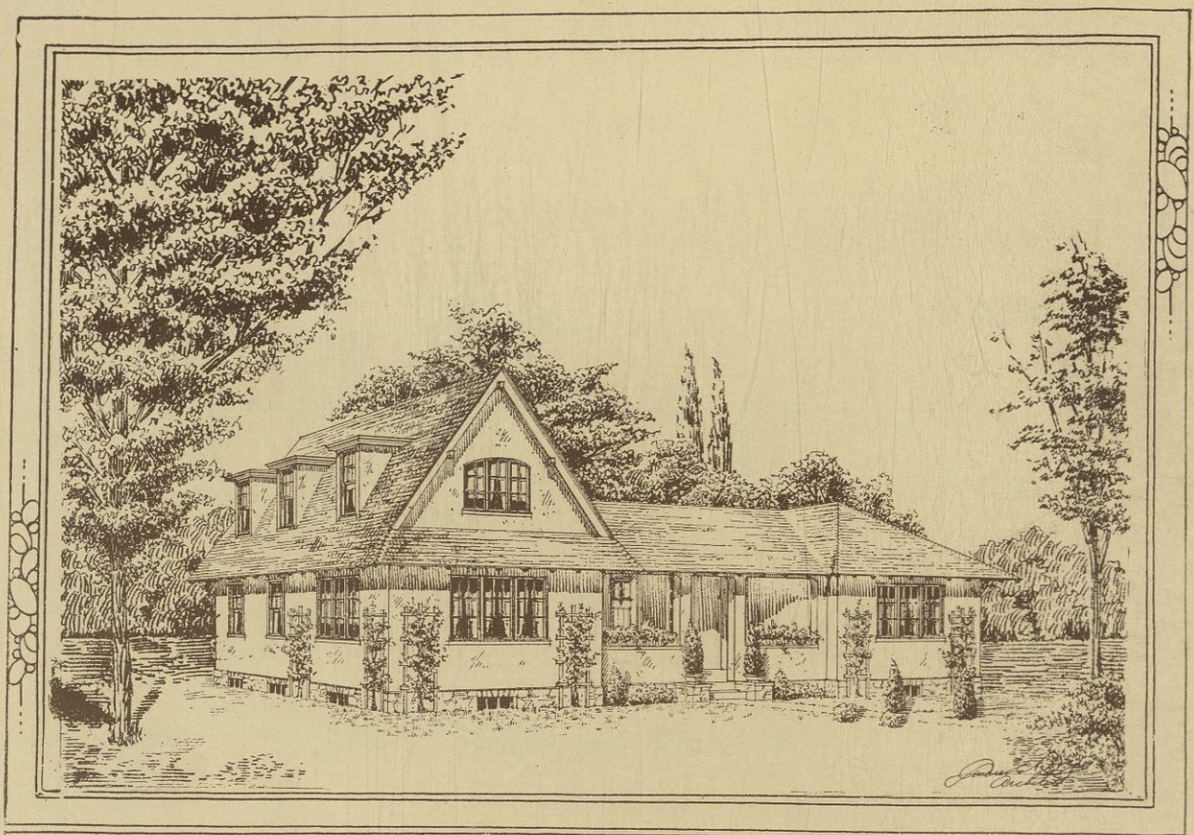


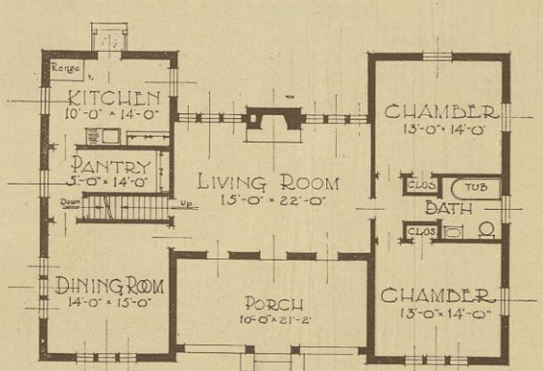
FIRST FLOOR PLAN



SECOND FLOOR PLAN

A BUNGALOW OF UNUSUAL MERIT





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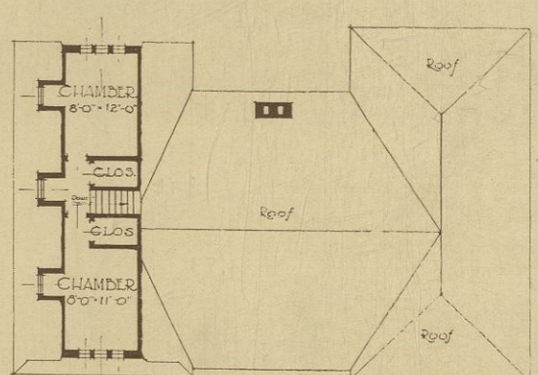
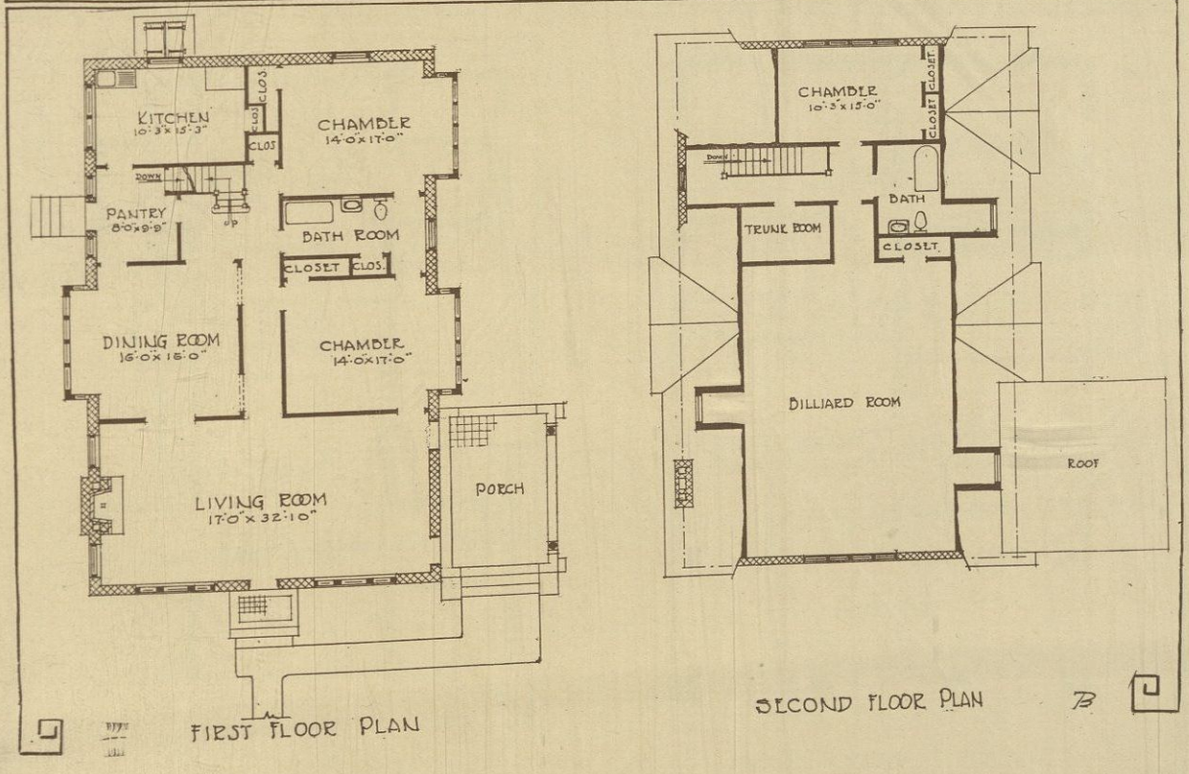


SECOND FLOOR PLAN

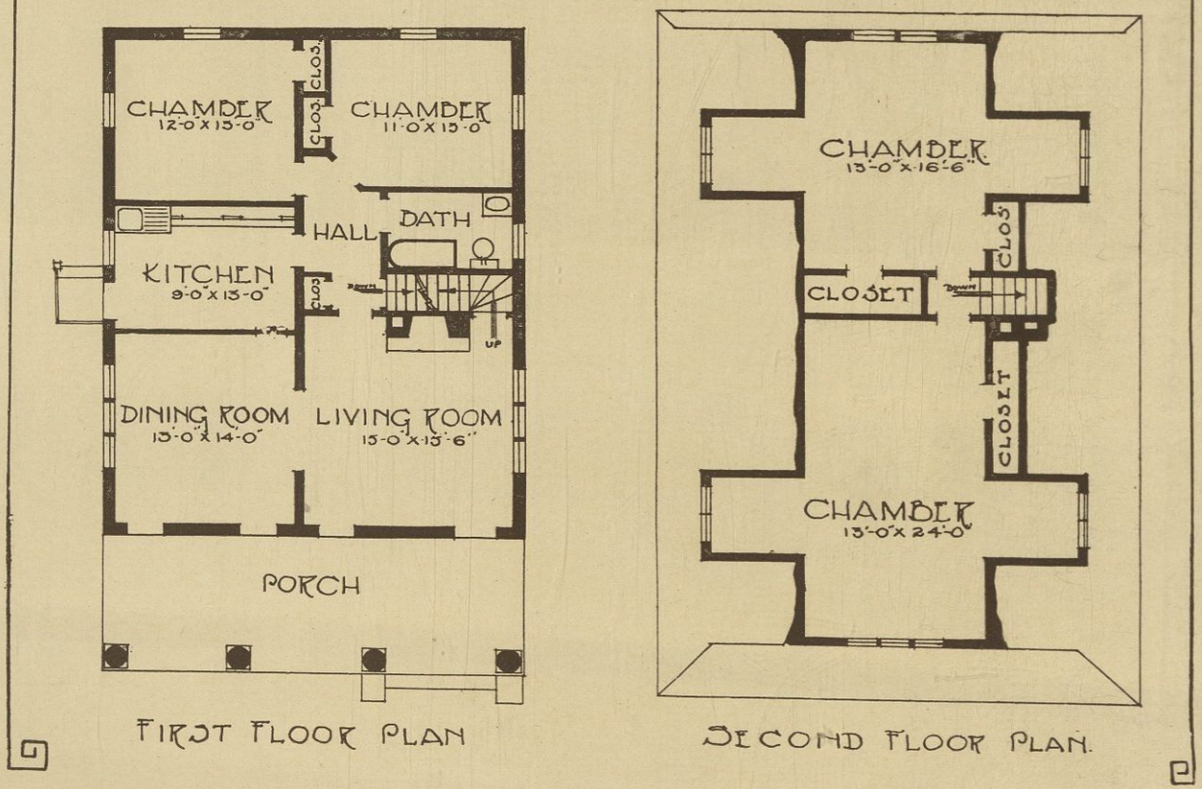
ANDREW CHARLES BORZNER, Architect

AN ENGLISH BUNGALOW OF UNUSUAL BEAUTY



ANDREW CHARLES BORZNER, Architect

A COMPACT INEXPENSIVE BUNGALOW

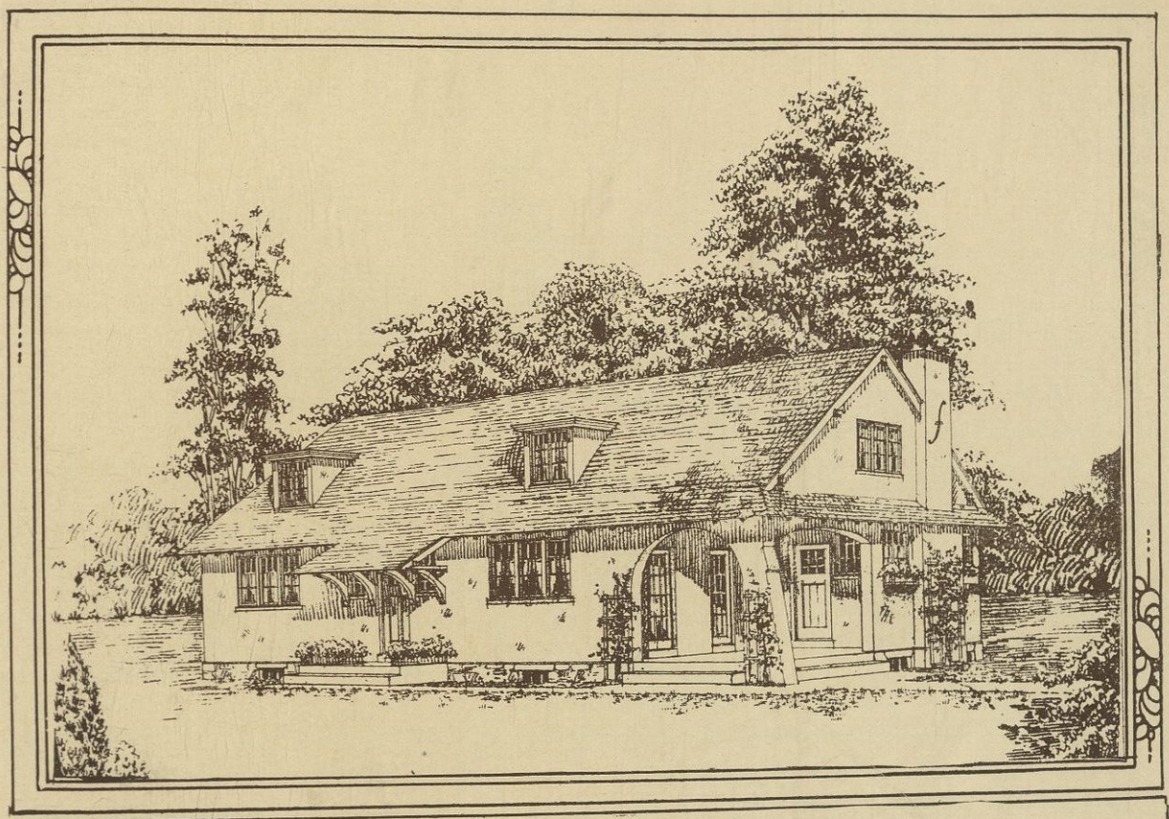


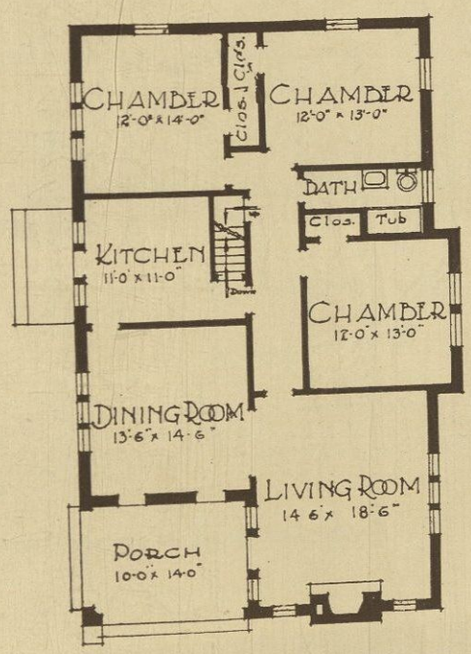
FIRST FLOOR PLAN

SECOND FLOOR PLAN.

ANDREW CHARLES BORZNER, Architect

A BUNGALOW UNUSUALLY PLANNED





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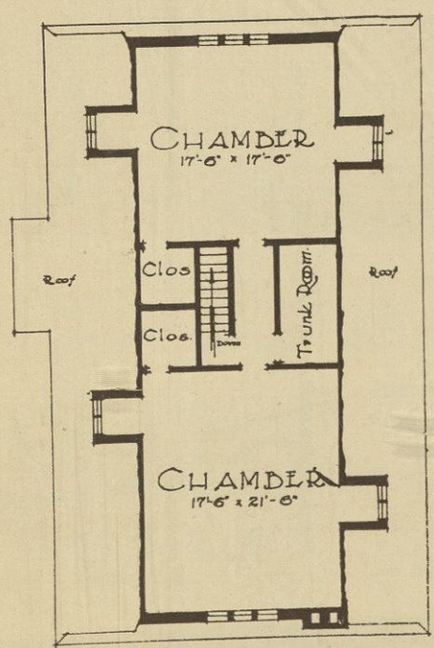

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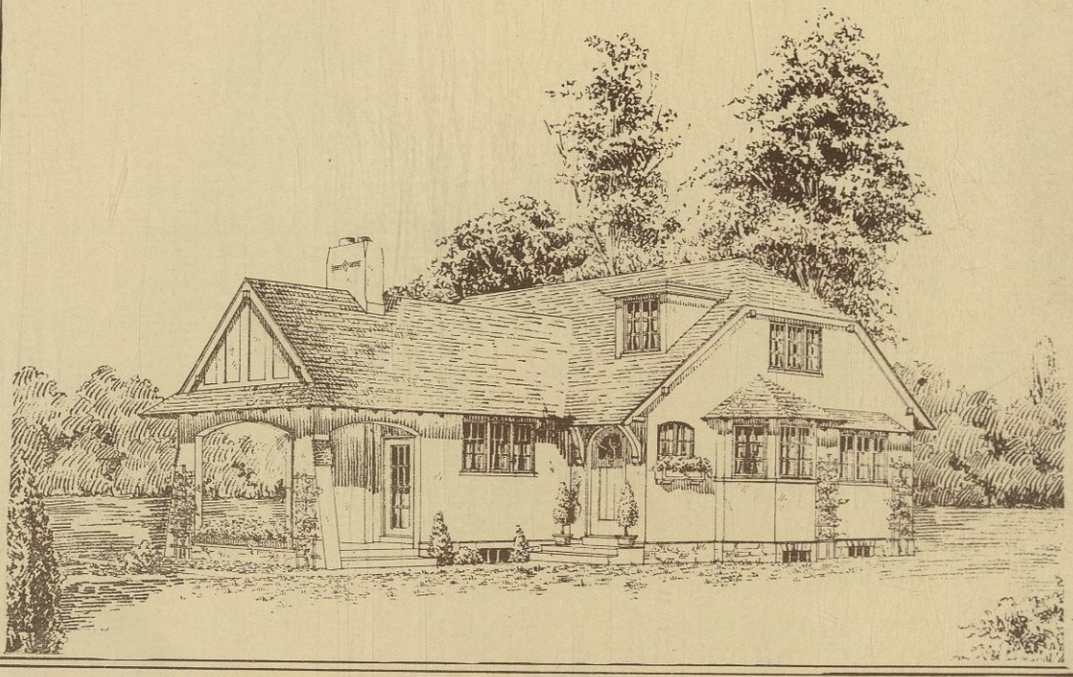
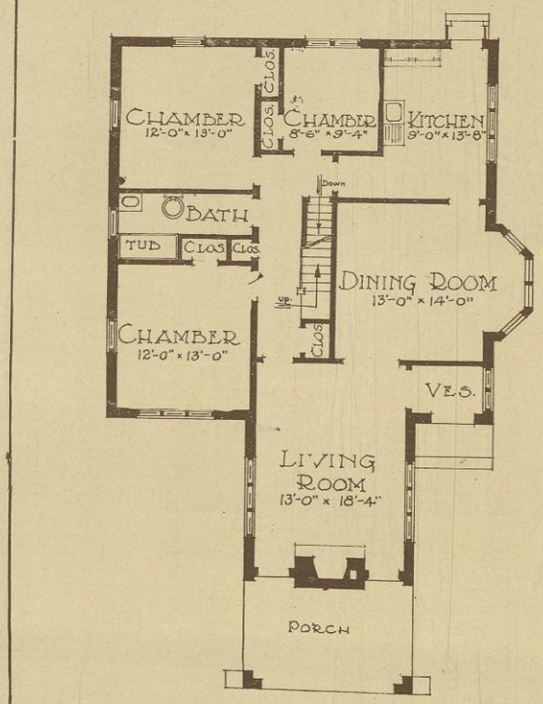
ANDREW CHARLES BORZNER, Architect

A BUNGALOW OF UNUSUAL DESIGN





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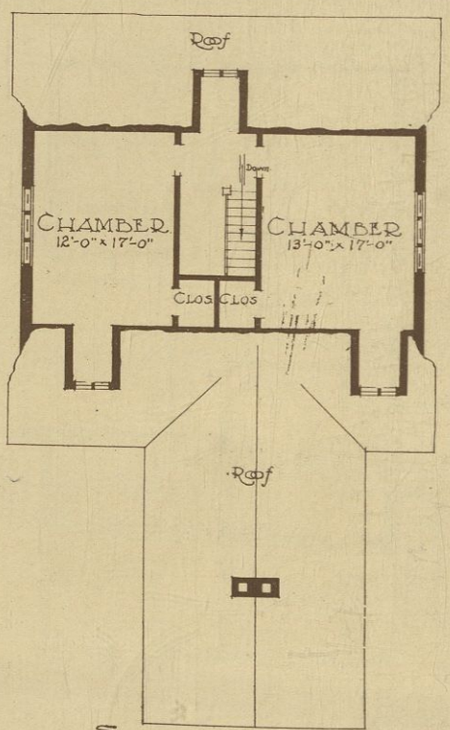

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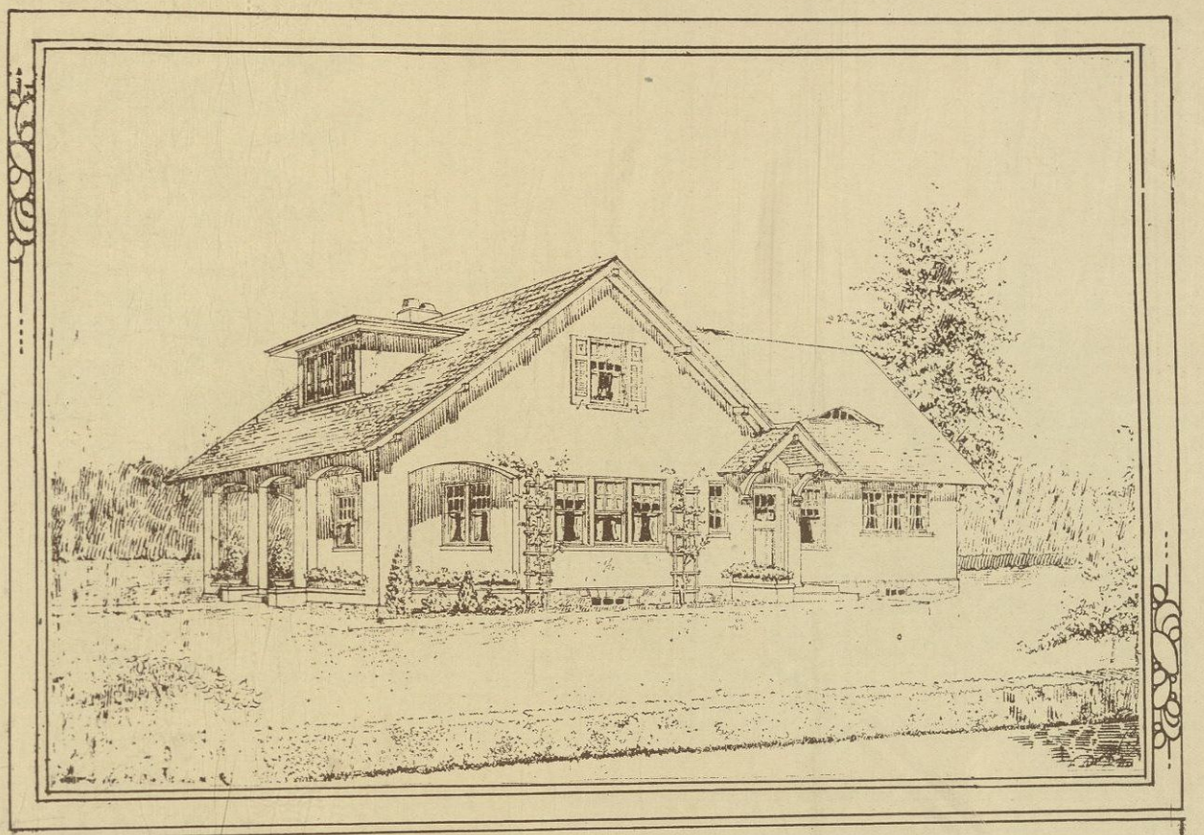
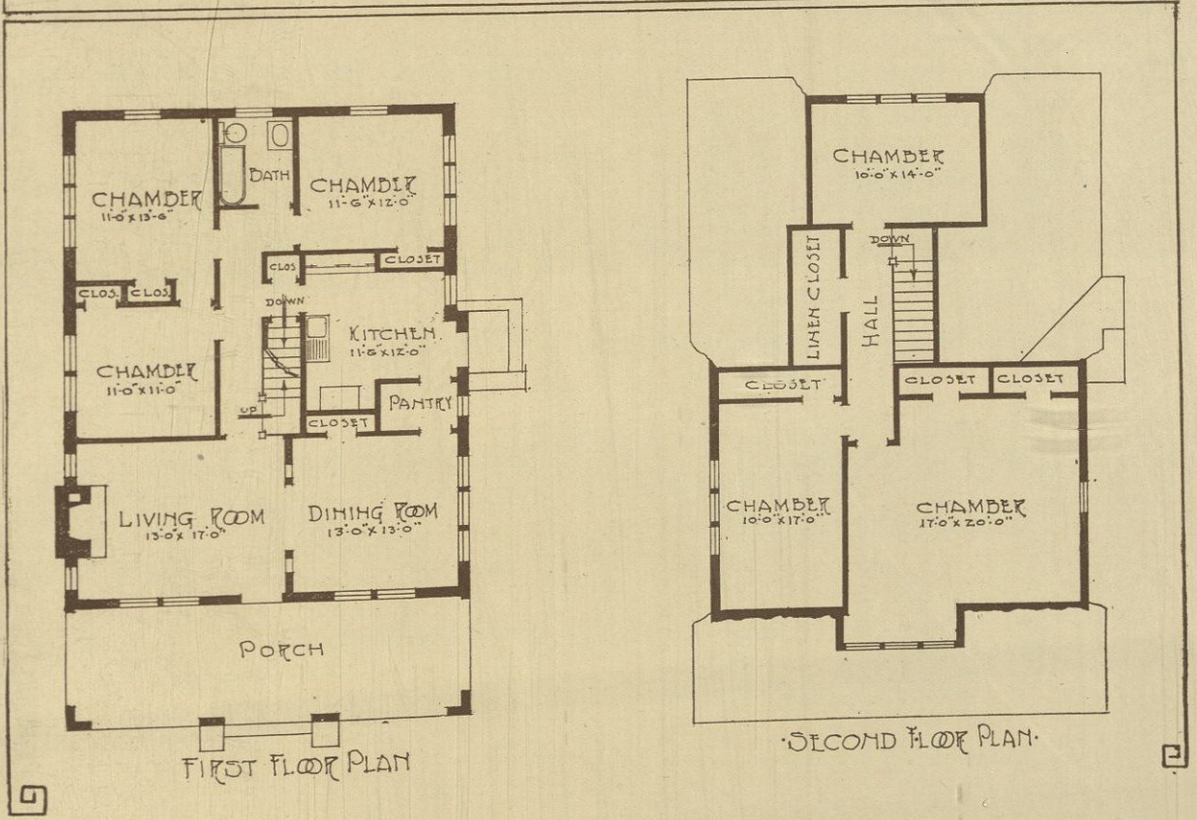
ANDREW CHARLES BORZNER, Architect

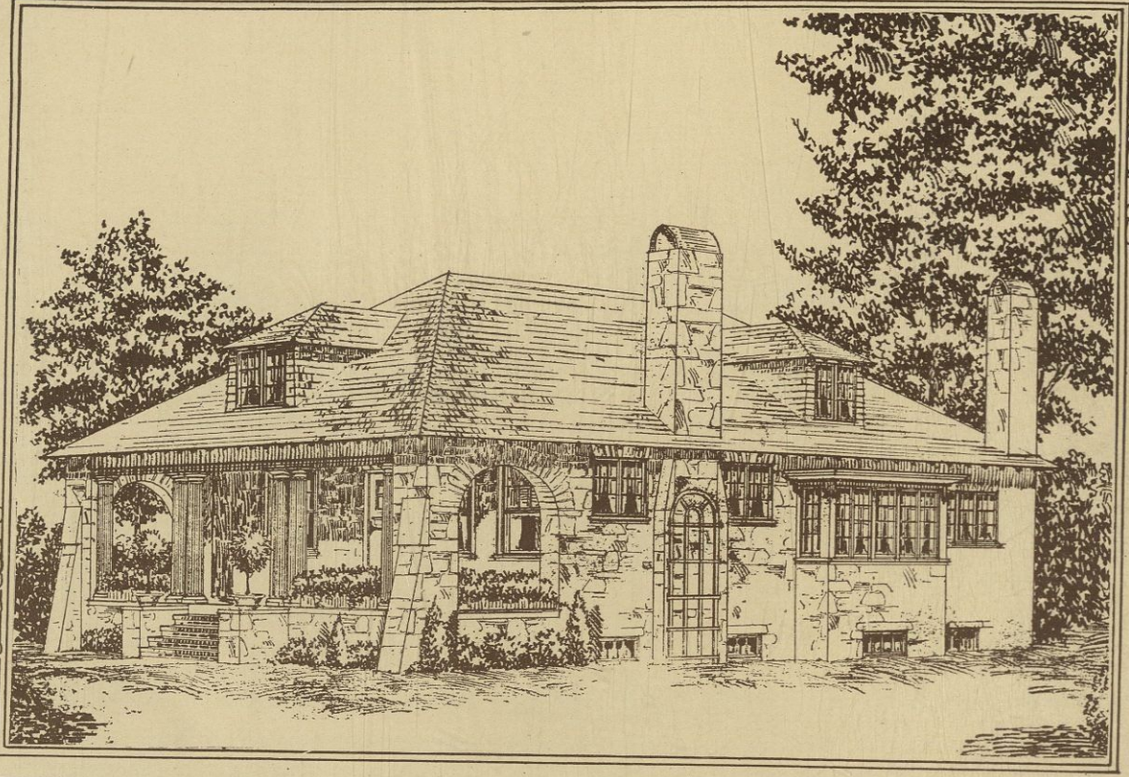
A COZY BUNGALOW DESIGN

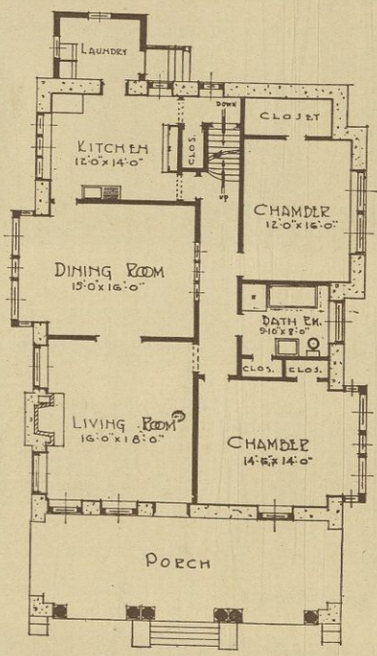




ANDREW CHARLES BORZNER, Architect

A WELL DESIGNED STONE BUNGALOW





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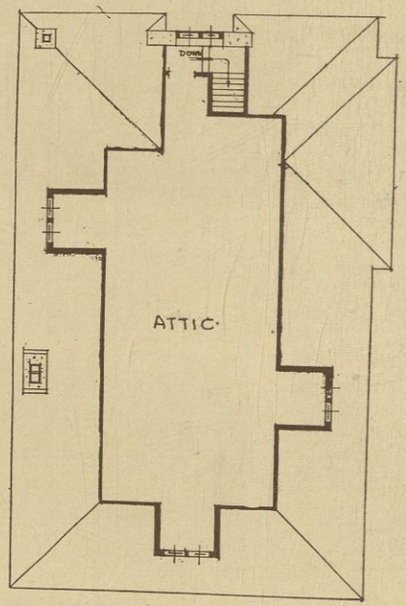
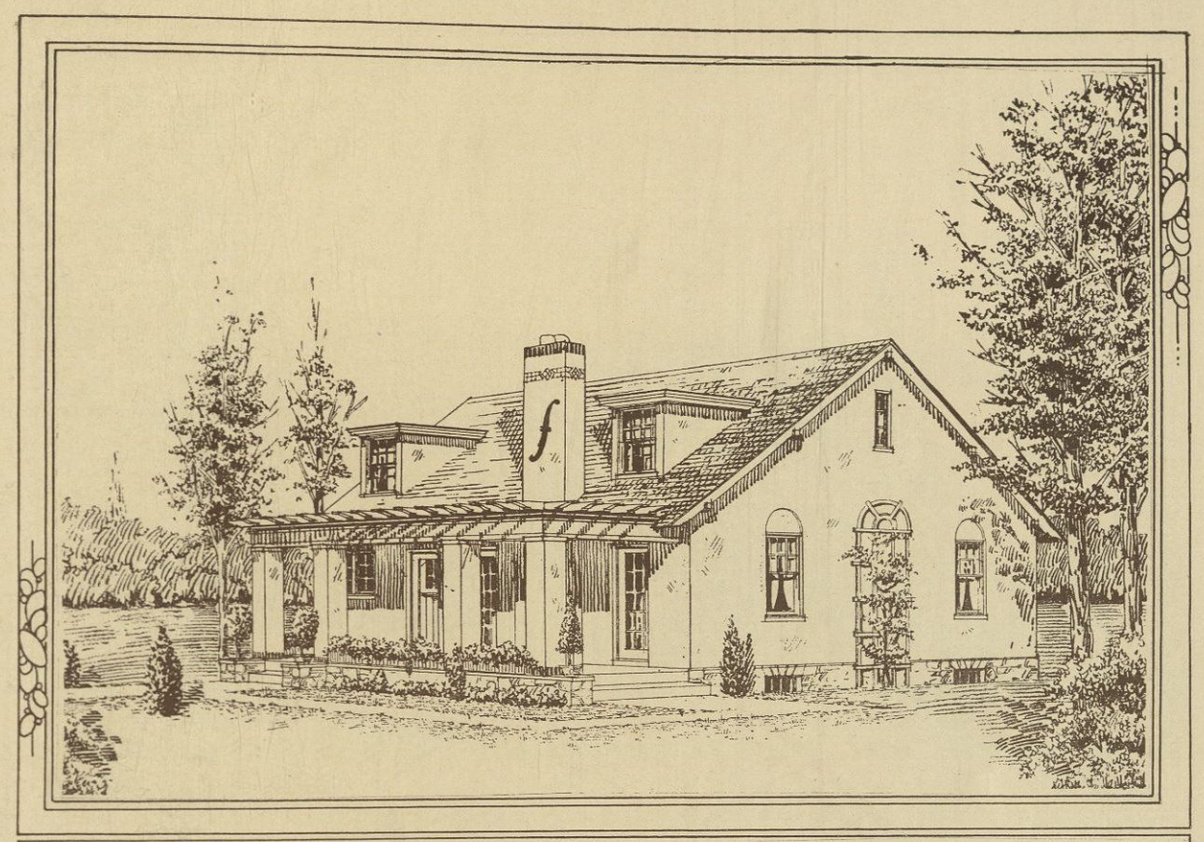
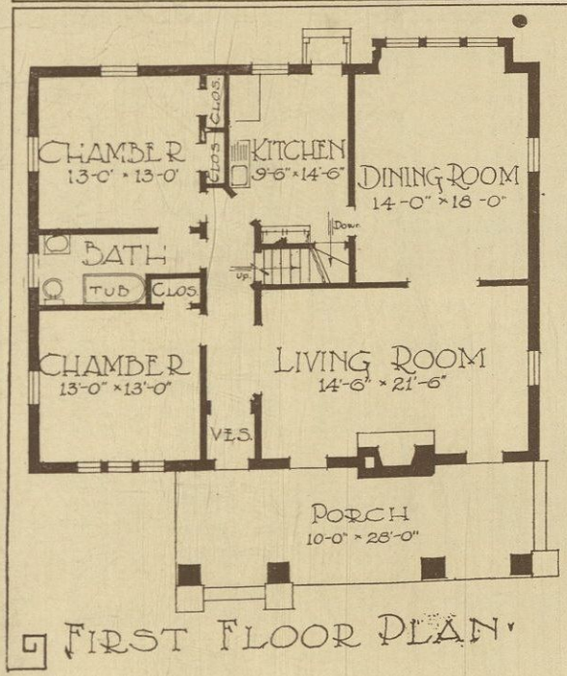


SECOND FLOOR PLAN.

ANDREW CHARLES BORZNER, Architect

A BUNGALOW DESIGN WITH UNUSUAL FEATURES





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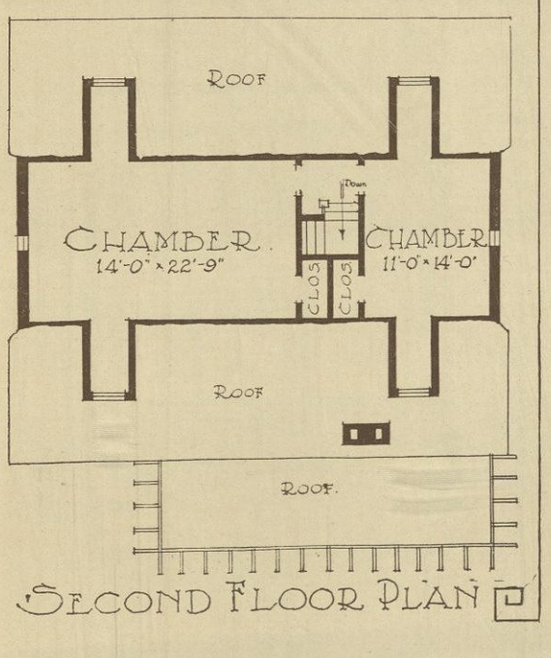
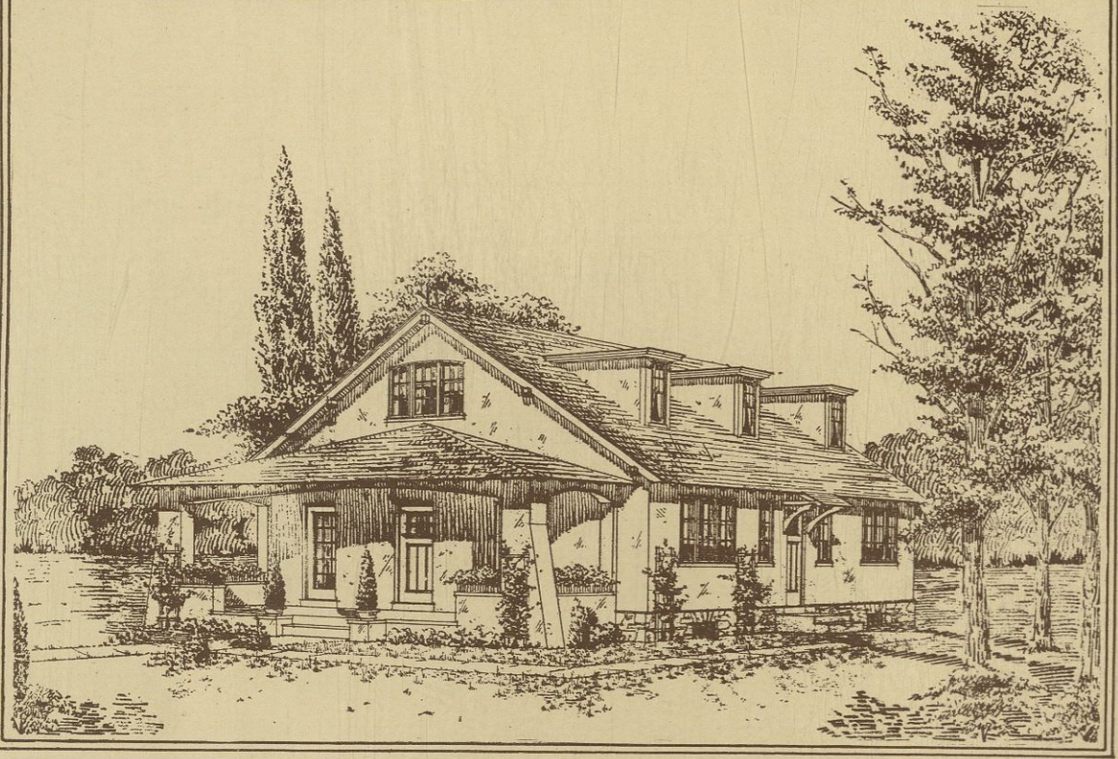
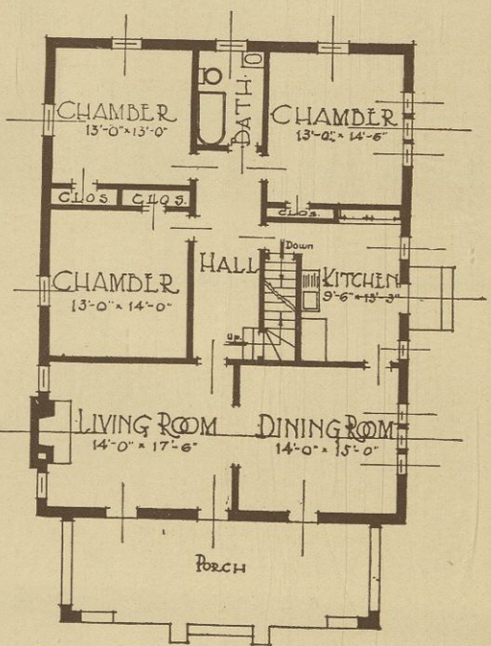


SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

A BUNGALOW DESIGN WITH UNIQUE FEATURES





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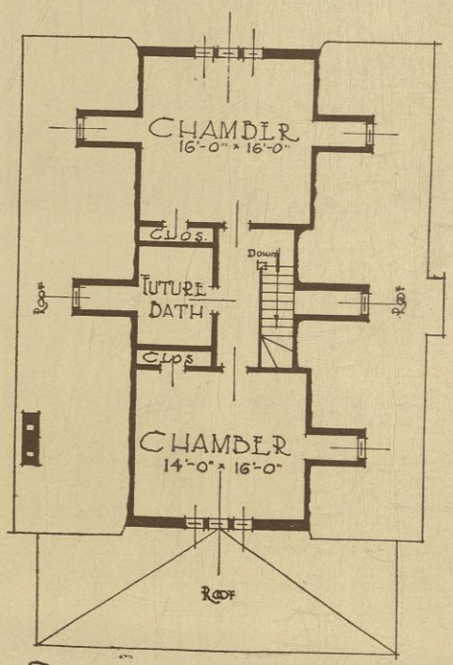
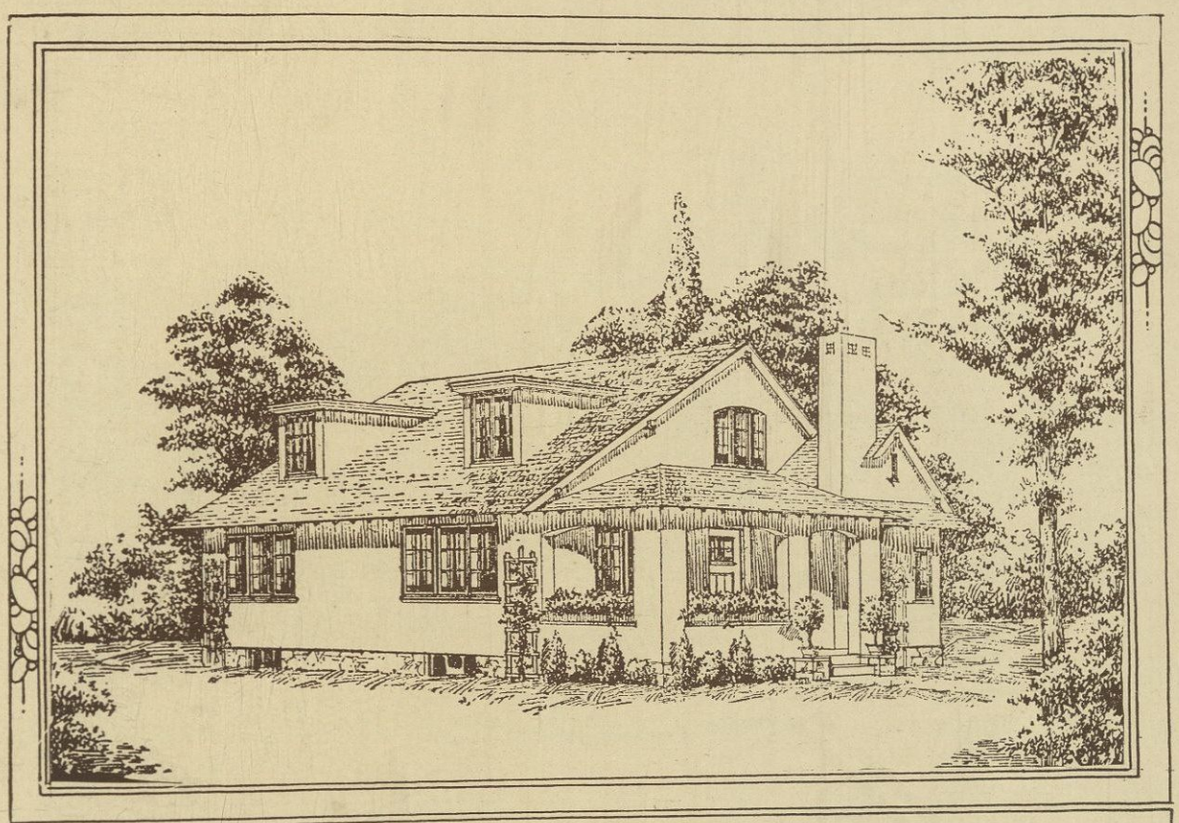
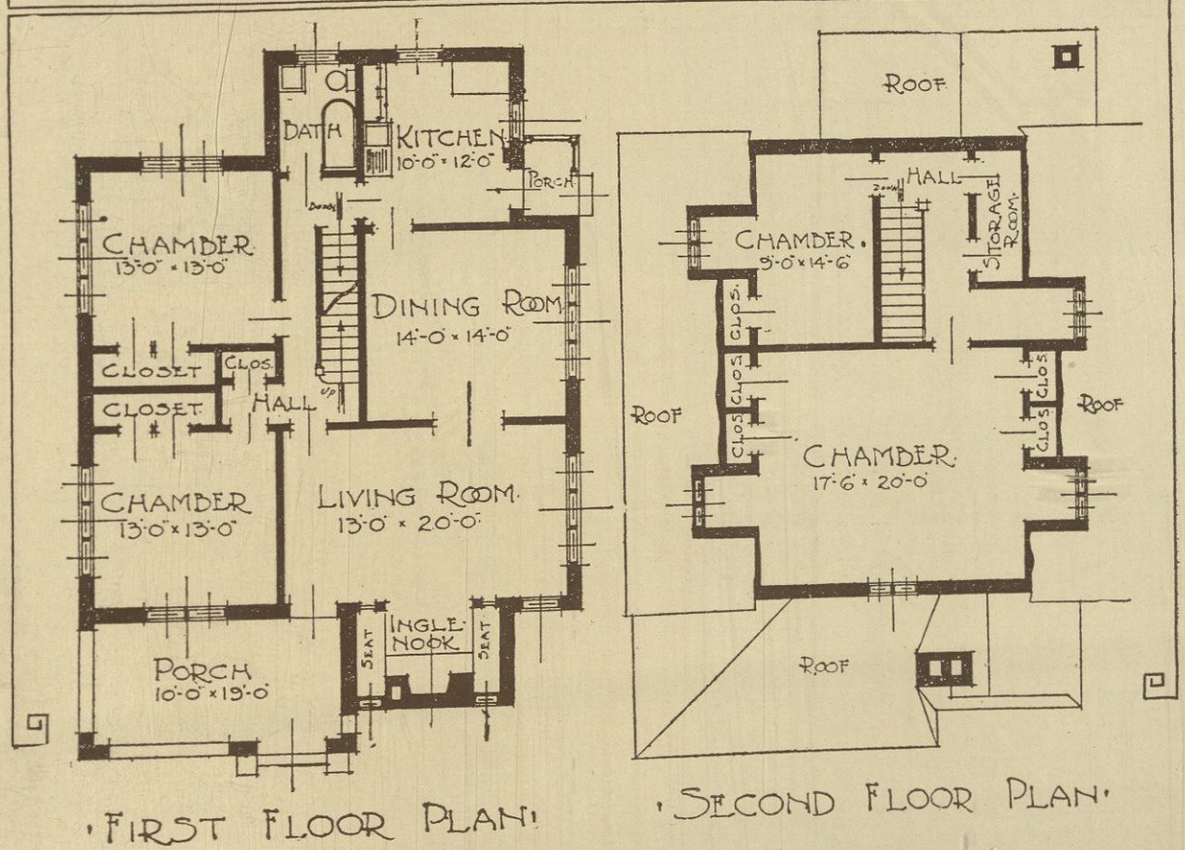


SECOND FLOOR PLAN

COZY PICTURESQUE BUNGALOW



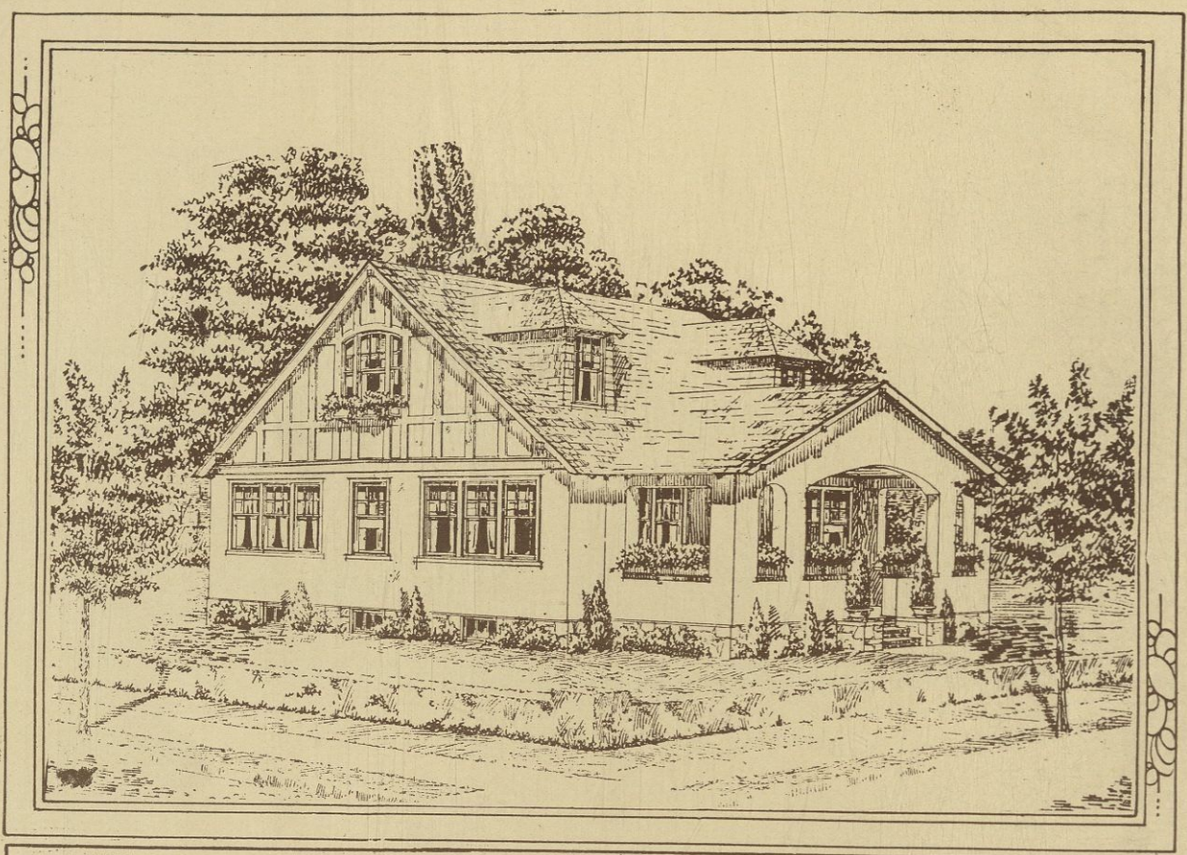


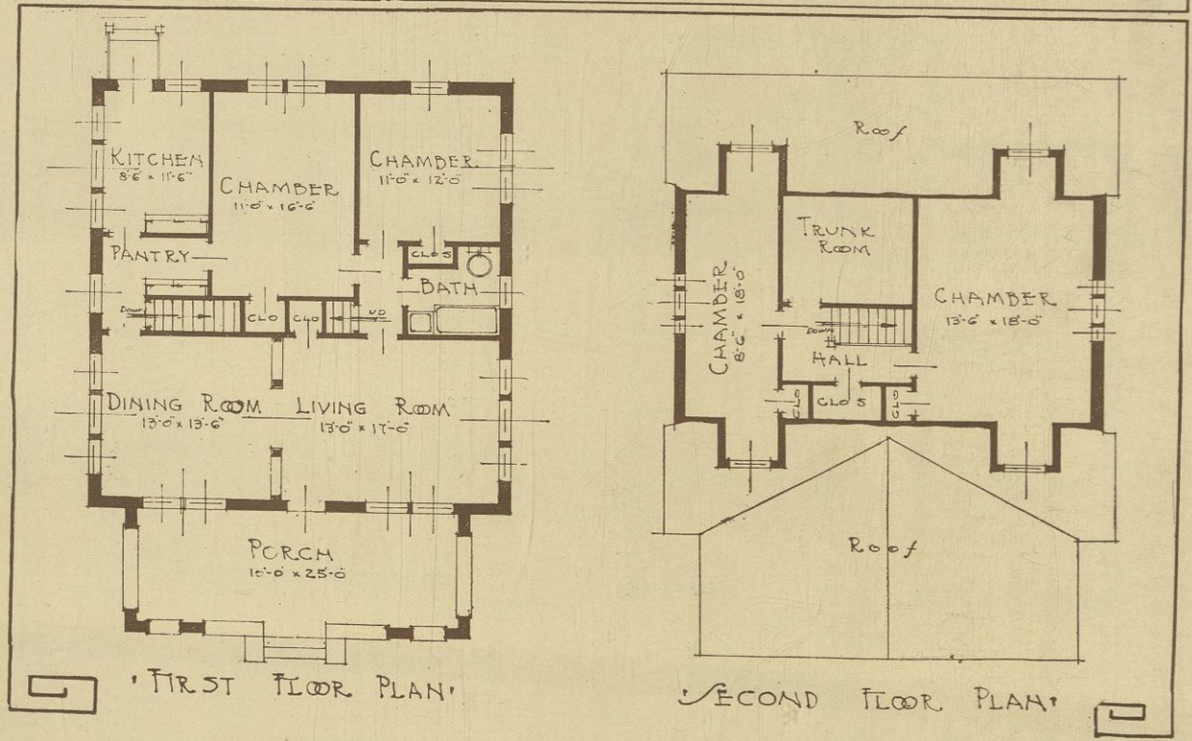
'FIRST FLOOR PLAN'

'SECOND FLOOR PLAN'

ANDREW CHARLES BORZNER, Architect

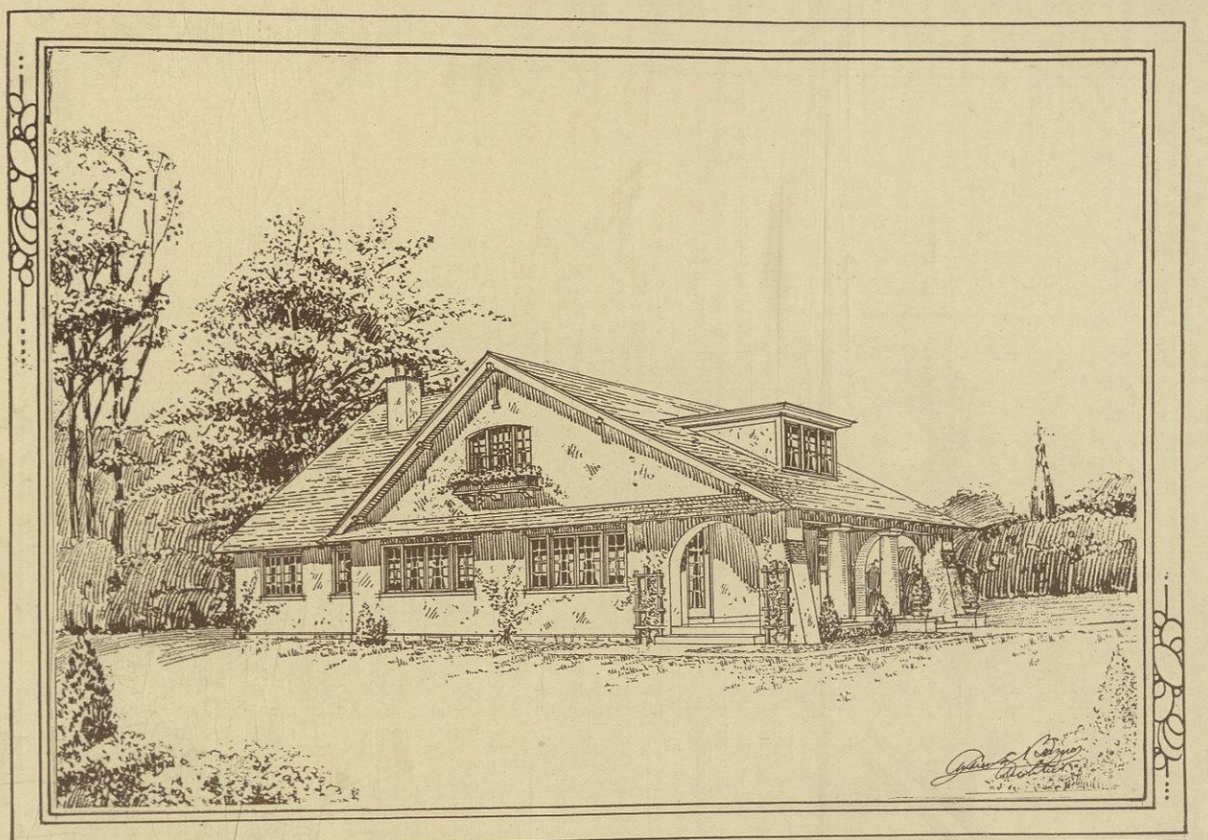
A PICTURESQUE ENGLISH BUNGALOW

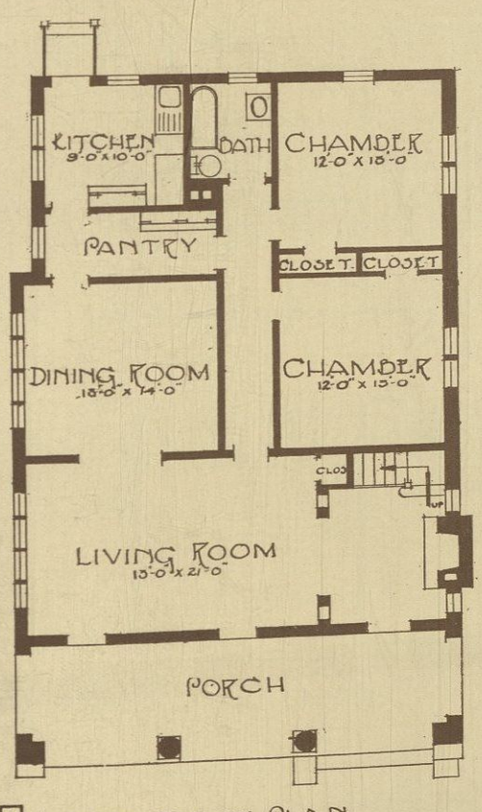




ANDREW CHARLES BORZNER, Architcet

PICTURESQUE COLONIAL BUNGALOW





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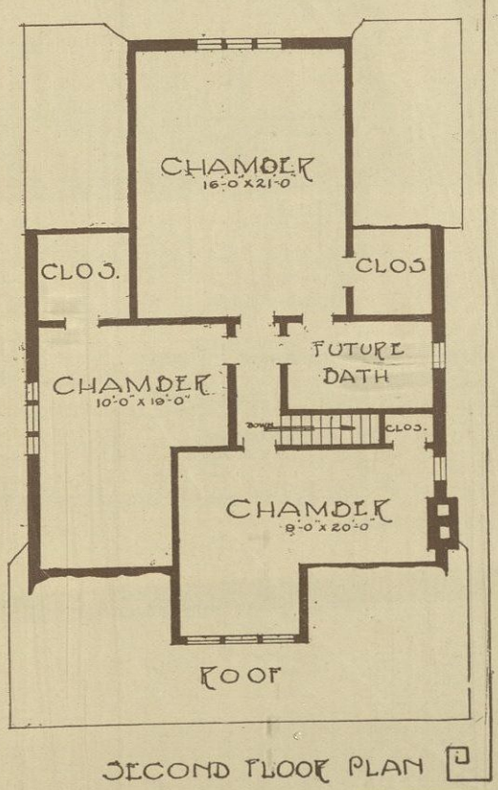
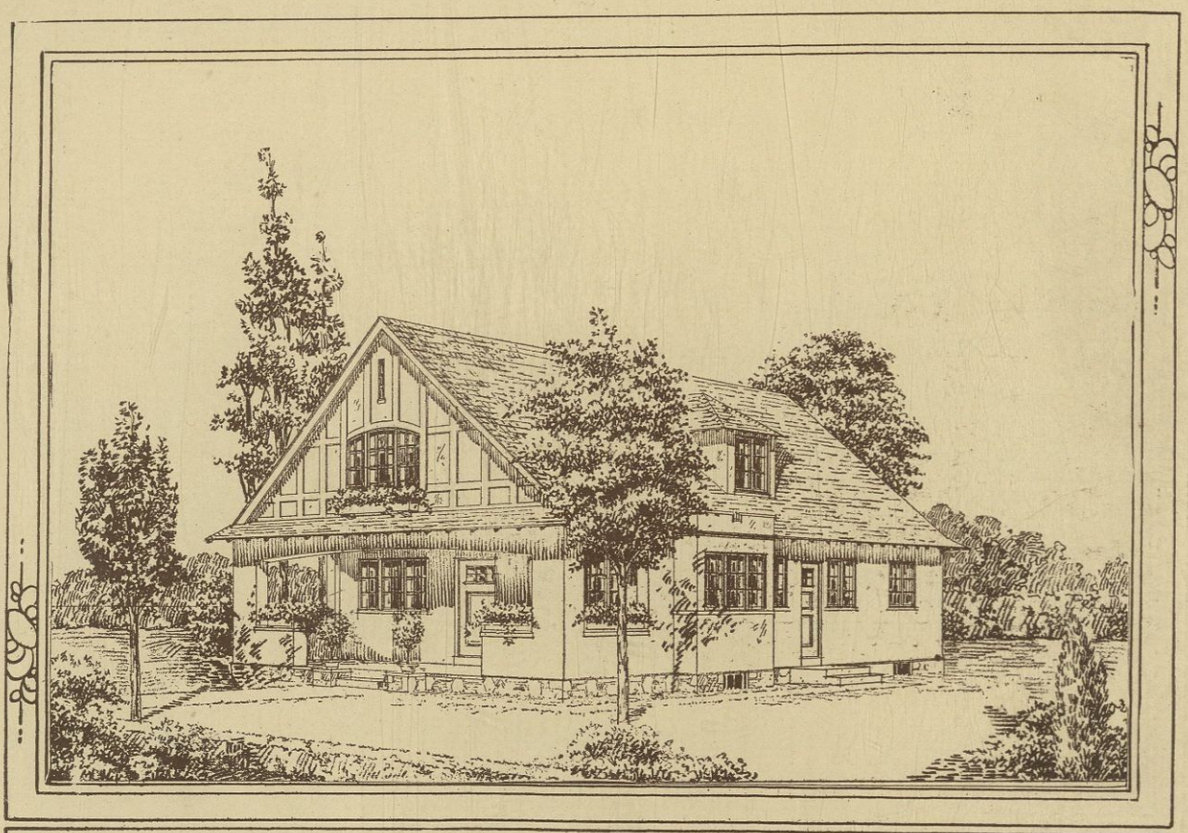
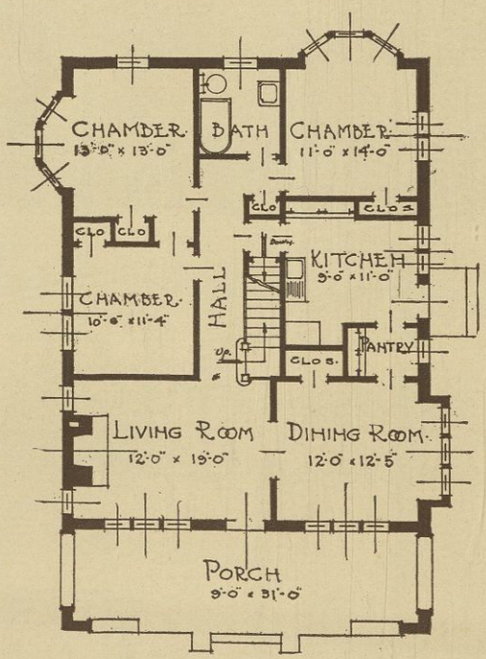


SECOND FLOOR PLAN

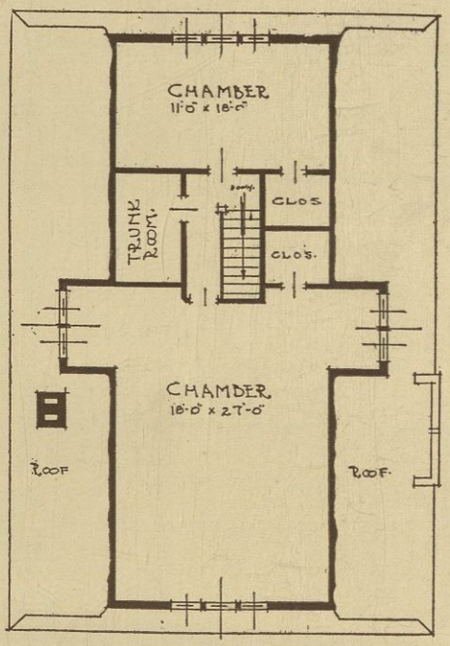
ANDREW CHARLES BORZNER, Architect

ENGLISH BUNGALOW WITH COLONIAL PLAN





'FIRST FLOOR PLAN'



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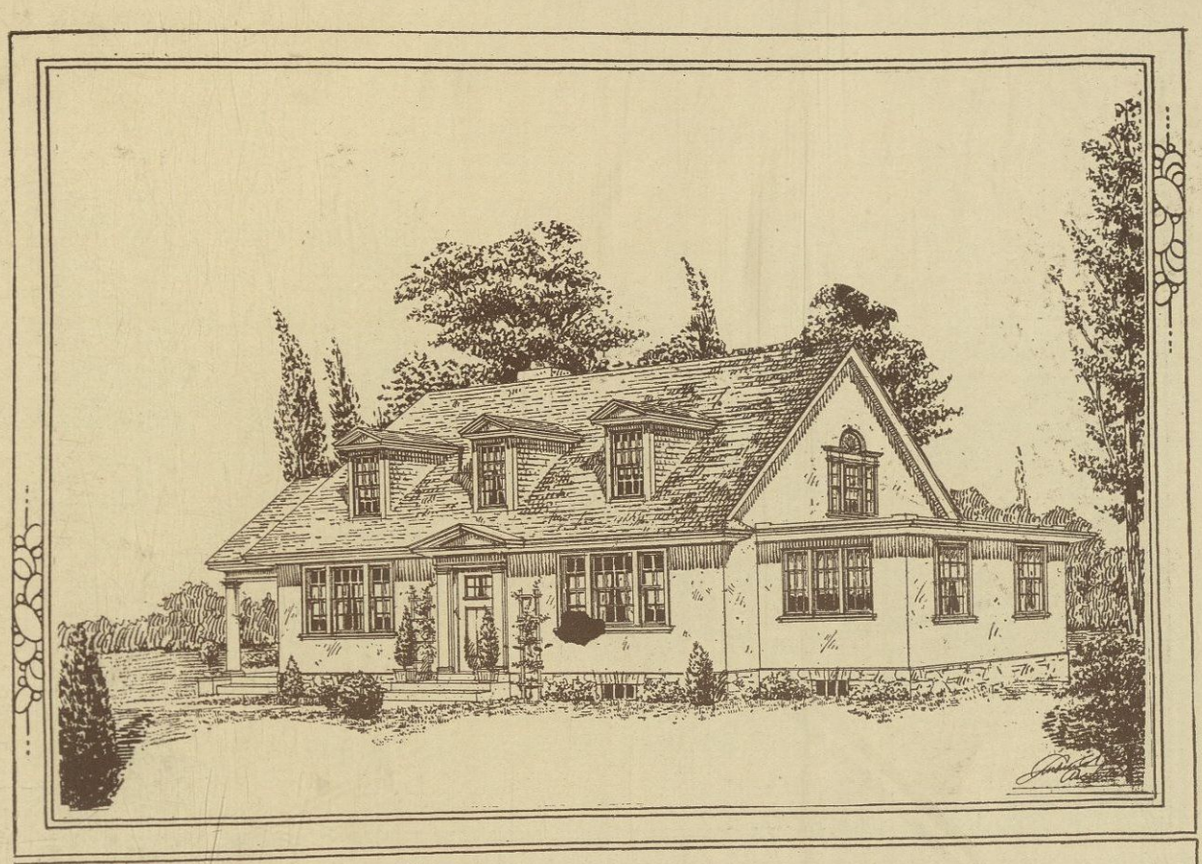
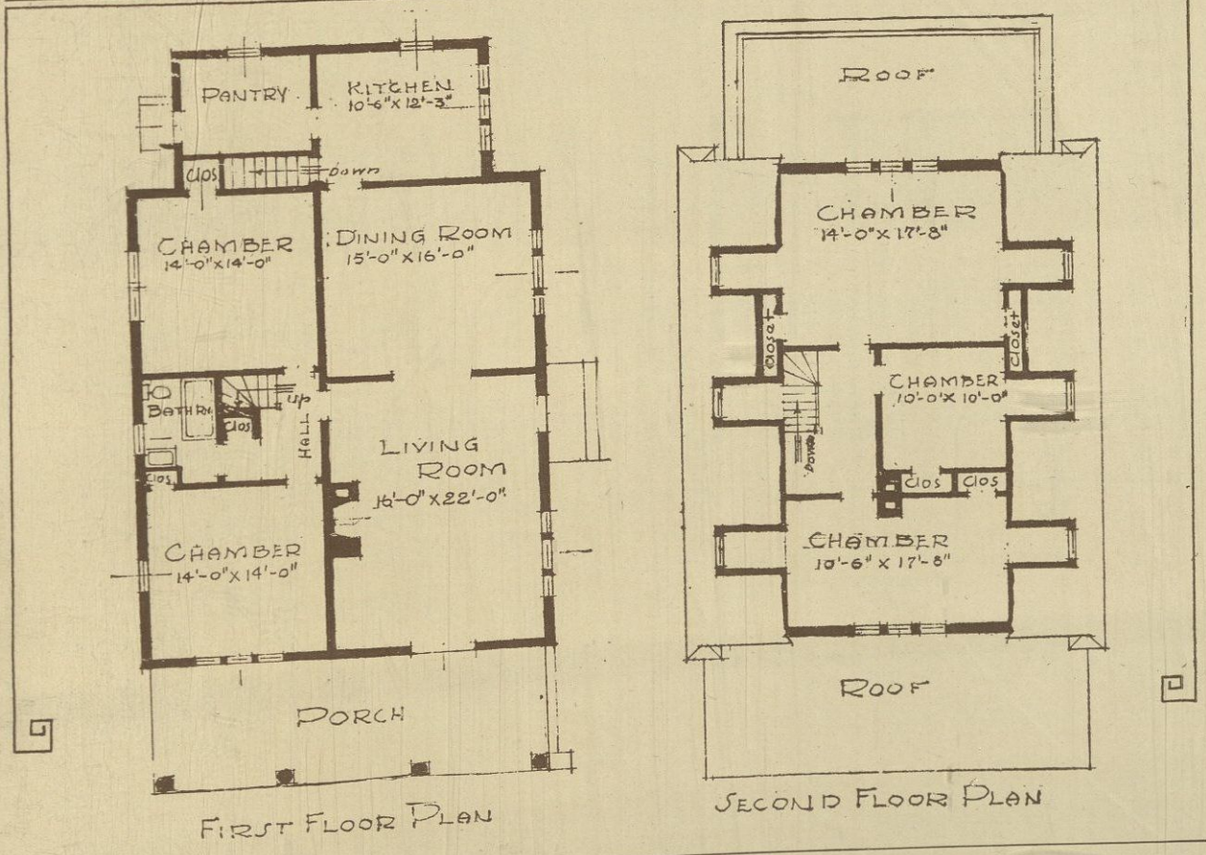
ANDREW CHARLES BORZNER, Architect

CHARMING COLONIAL BUNGALOW



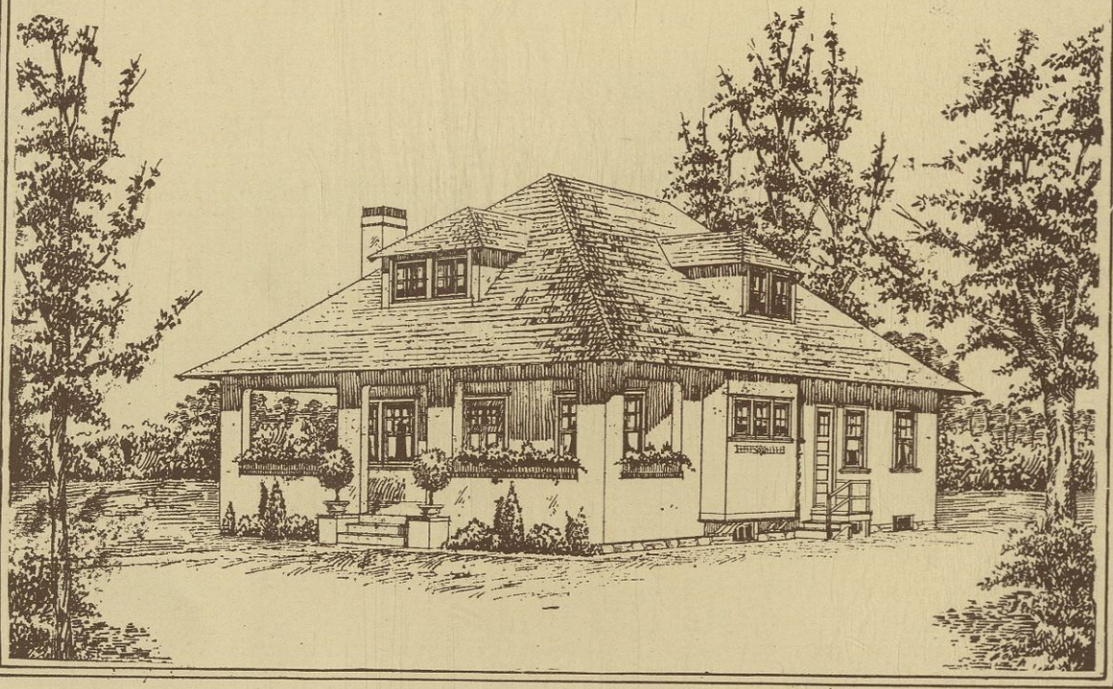


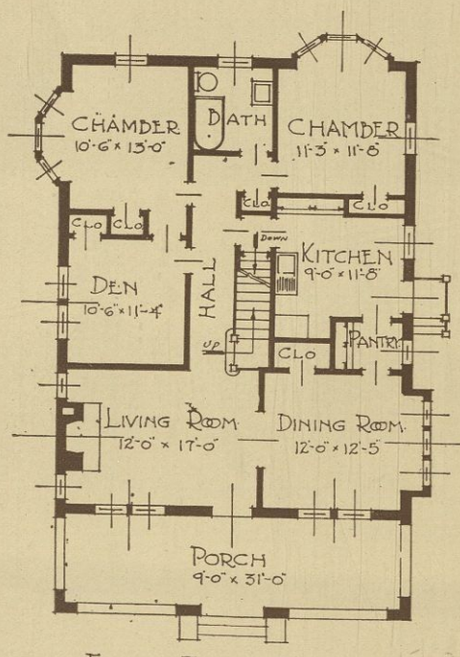
FIRST FLOOR PLAN

SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

A MOST INTERESTINGLY PLANNED BUNGALOW





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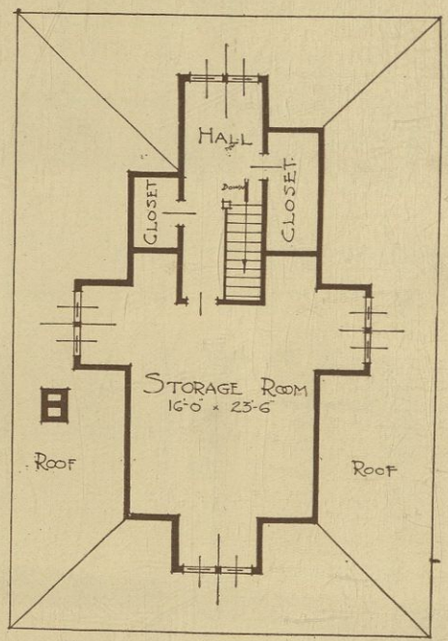
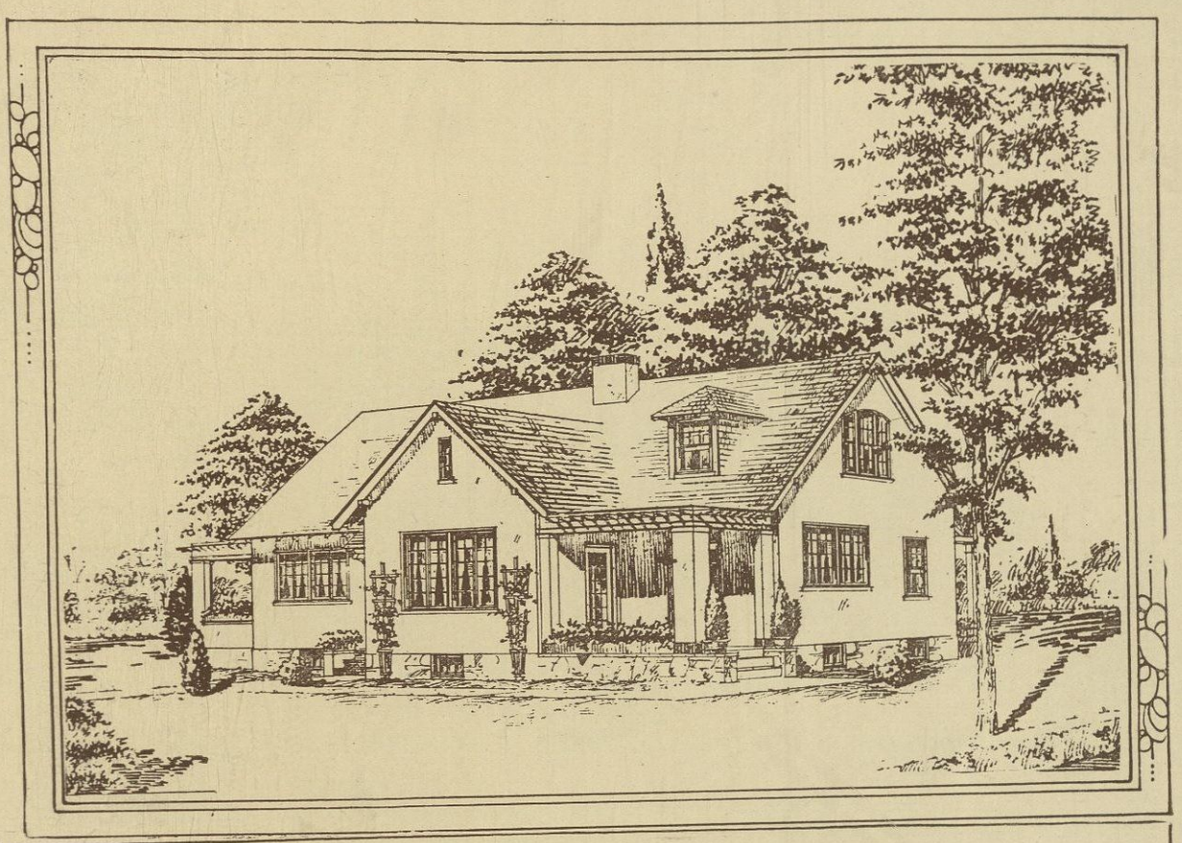
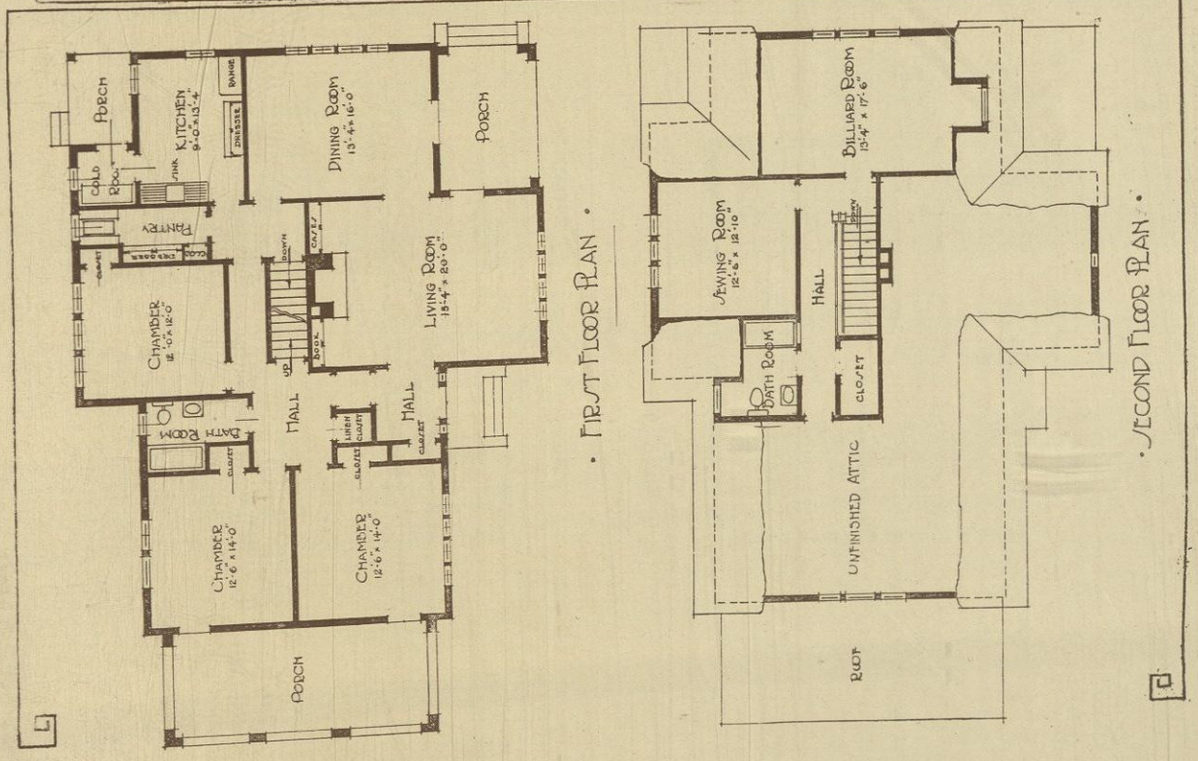


'SECOND FLOOR PLAN'

ANDREW_CHARLES BORZNER, Architect

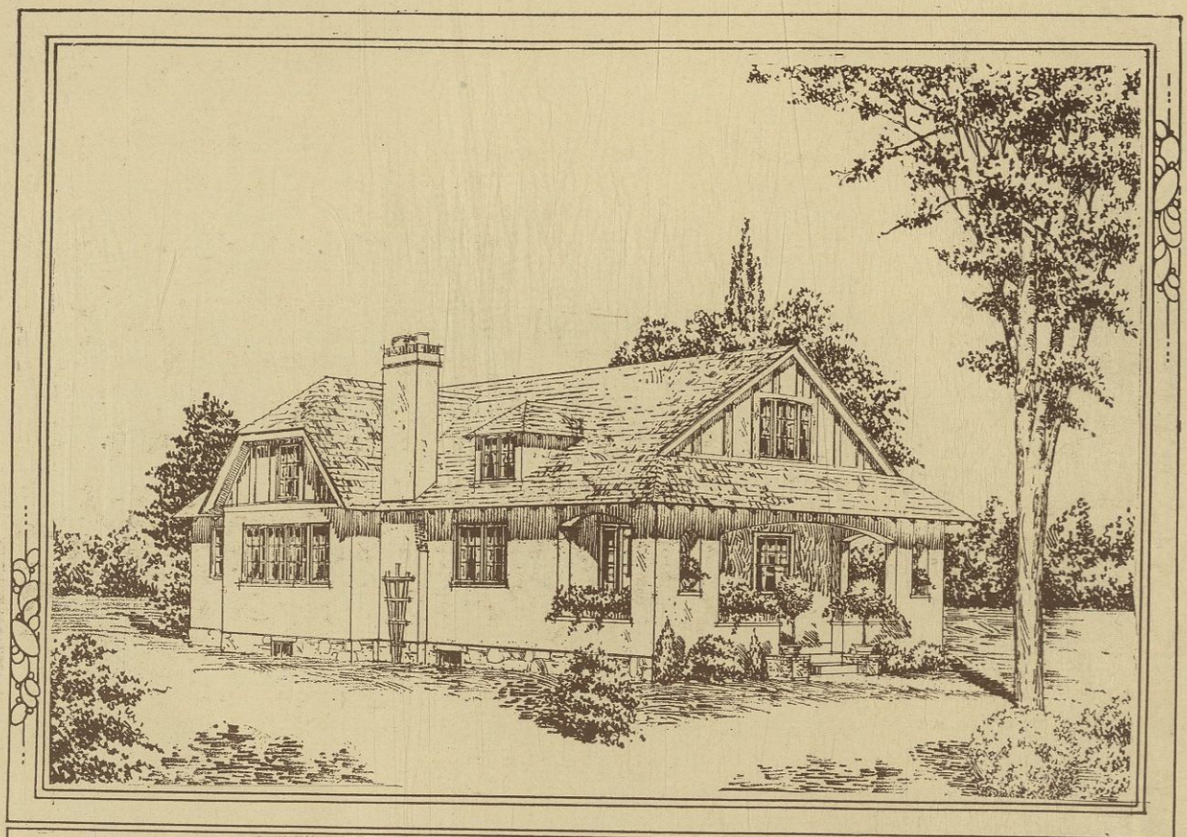
A BUNGALOW OF DISTINCTION

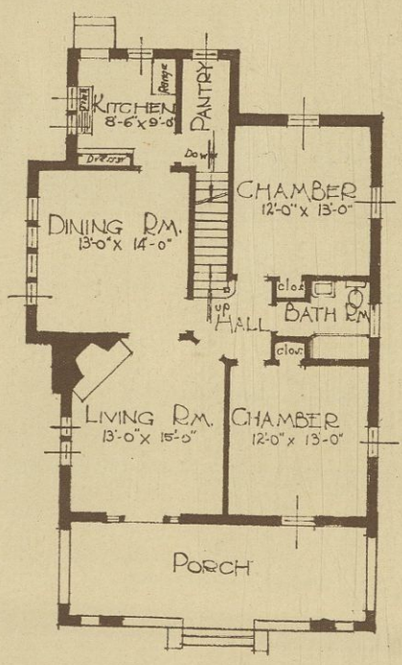




ANDREW CHARLES BORZNER, Architect

A PICTURESQUE BUNGALOW





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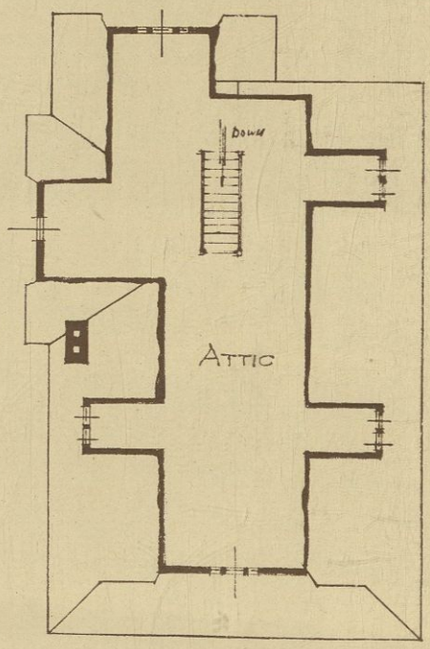
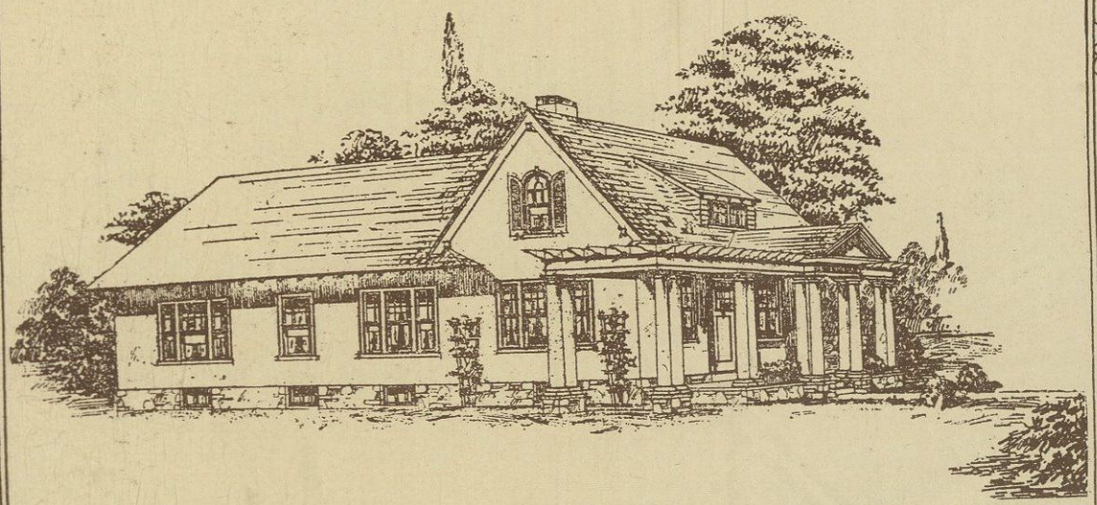
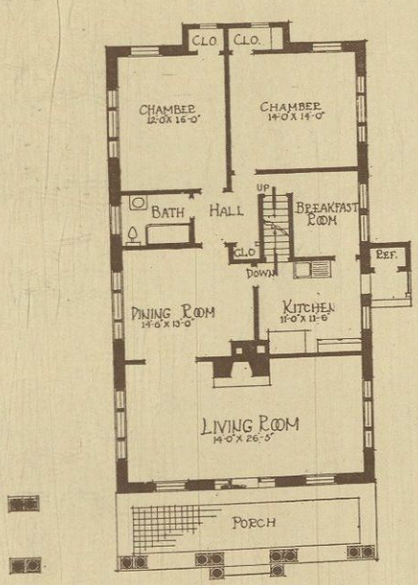


SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

A BUNGALOW WITH A PORTE COCHERE





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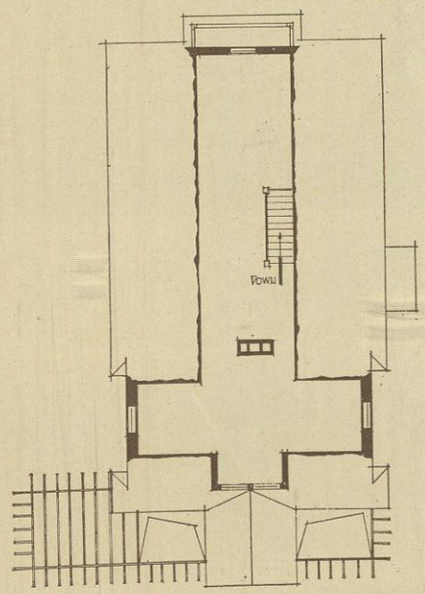
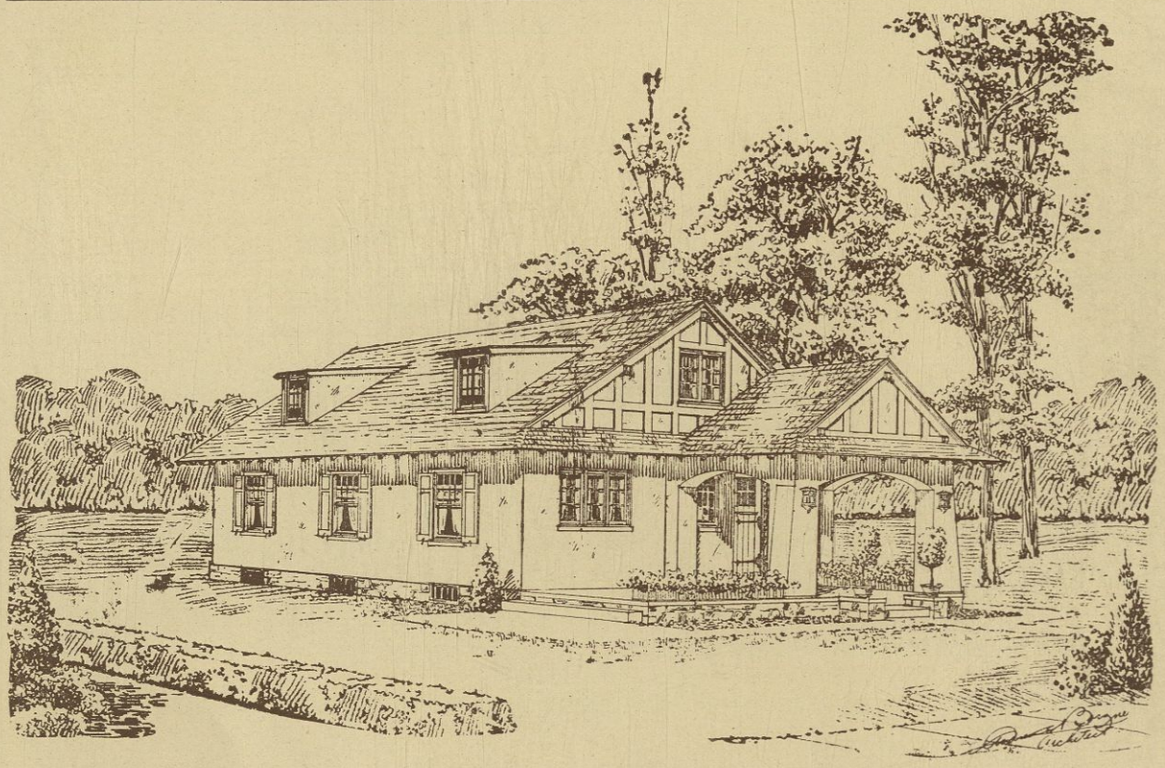
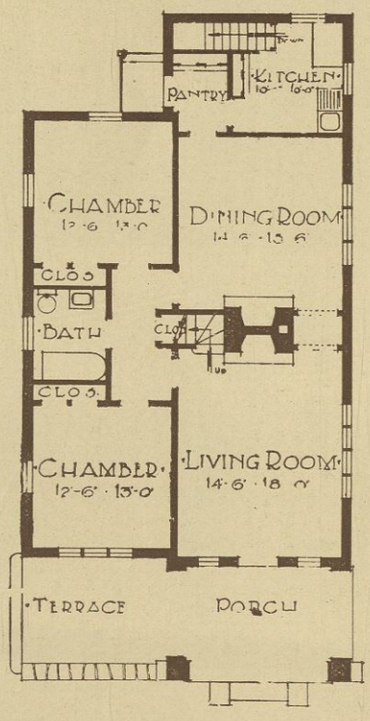


ATTIC PLAN

ANDREW CHARLES BORZNER, Architect

QUAINT ENGLISH BUNGALOW





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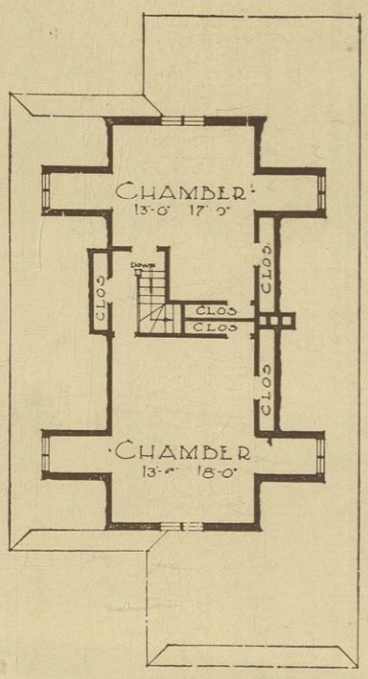


SECOND FLOOR PLAN

ANDREW CHARLES BORZNER, Architect

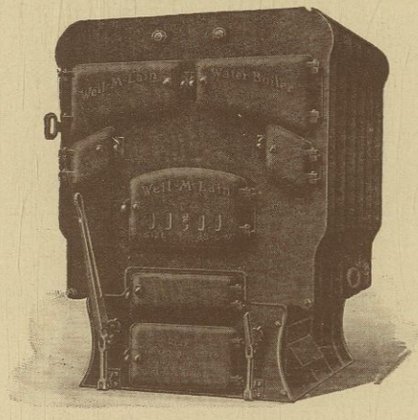
ADVERTISERS

Weil-McLain

SCIENTIFIC COMBUSTION

BOILERS

GIVE MORE HEAT



Heating Surfaces in Weil-McLain Boilers are

Corrugated like this -

instead of straight like this

Do you know the reason for Weil-McLain corrugated design? This modern feature increases the heating surface—helps prevent waste up the chimney—means more heat from less fuel—in short, is a real advancement in boiler efficiency.

We will gladly explain this and other famous Weil-McLain features. Ask us why they cut fuel bills and assure cozy comfort to every room on coldest winter days.

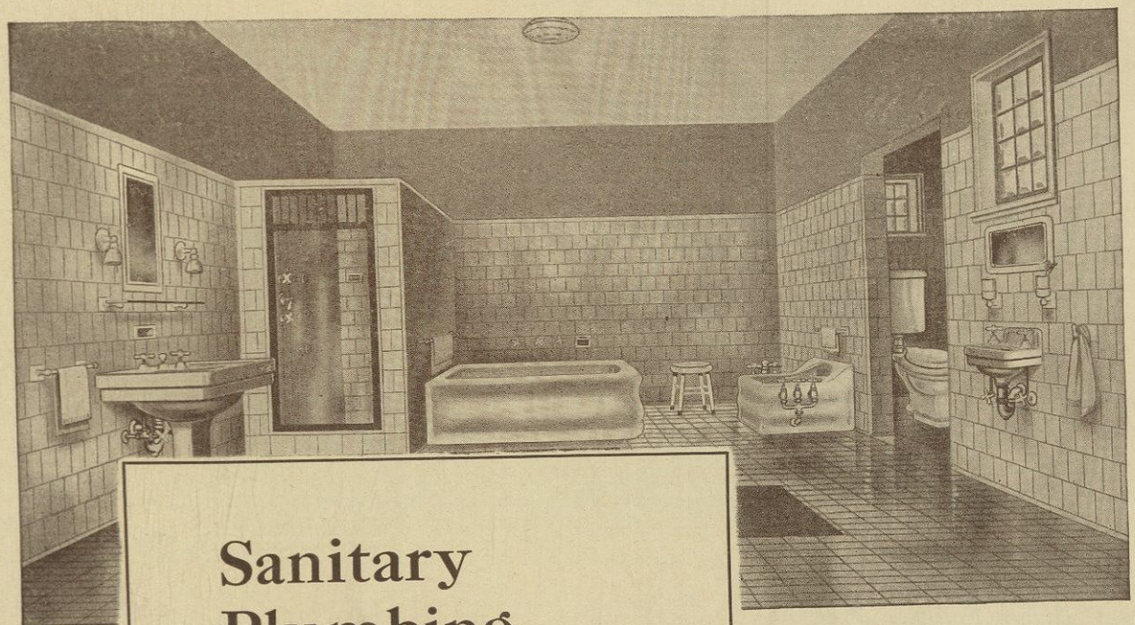
Crown Sheet Section, directly above fire, and other sections are corrugated to increase heating surface.

Telephone, write, or call on

FLECK BROS. CO.

HEATING DEPARTMENT - - 529 Arch Street, Philadelphia

FLECK Fixtures



Sanitary Plumbing Fixtures *of* Distinction

Main Office and Display Rooms

50 North 5th Street 506 Arch Street
Philadelphia, Pa.

Heating and Water Supply Department

529 Arch Street, Philadelphia, Pa.

CAMDEN BRANCH
Haddon Ave., Border and
Line Sts., Camden, N. J.

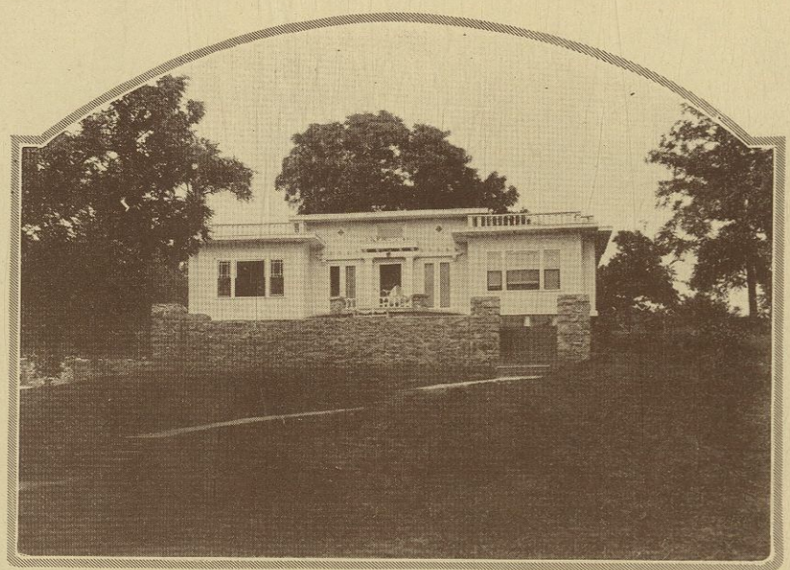
WEST BRANCH
Baltimore and Hirst Aves.
Lansdowne, Pa.

SANITARY PLUMBING FIXTURES, when rightly chosen, are a real joy in the home. They mean so much toward convenience, comfort and health.

To assist you in your purchases, our Display Rooms are for your benefit; our Architectural Department is for your service, ever ready to make valuable suggestions and assist wherever possible.

You are cordially invited to take advantage of our expert knowledge.

FLECK BROS. CO.



Your New Home

WHEN you build with ***Bishopric Stucco*** over ***Bishopric Base***, you build for permanence. It's life is measured not by years, but by generations—immune to extremes of weather—impervious to moisture and dampness, proof against fire, vermin and decay, with practically no upkeep cost while time serves but to enrich its charm.

Look about you in every direction, every locality, and you will see more houses being built of stucco than any other construction.

Bishopric is the most economical *permanent* building material for Exterior Walls.

Booklet

Write for booklet "Bishopric For All Time and Clime." We will gladly send you this beautifully illustrated booklet upon request.

The BISHOPRIC MANUFACTURING Co
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NEW YORK CITY NEW YORK · LOS ANGELES CALIFORNIA · OTTAWA CANADA

BISHOPRIC

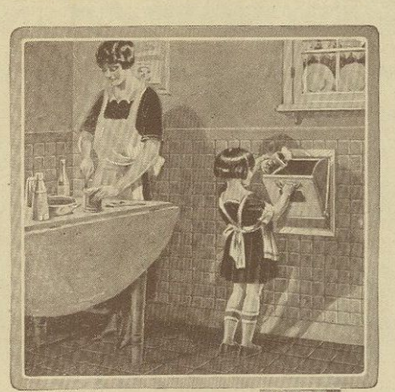
Sanitary Elimination of Household Waste

A time-tried solution of this troublesome problem, now accepted as standard practice in the better homes throughout the country.

THERE are two tests by which one can measure the value of any equipment or decorative fixture which one introduces into the home. Does it lighten the tasks of the home workers? Does it contribute to the cleanliness, the healthfulness, the "liveableness" of the home?

And in this regard, adequate provision for immediate and thorough disposal of all waste, garbage and refuse is coming to be recognized as of almost equal importance to sanitary plumbing and perfect drainage.

Destruction of refuse by burning in municipal plants has reached an advanced stage of development, but with the possible exception of a number of stove or furnace arrangements built to operate with gas or other fuel and designed to consume garbage only, there has never been any successful attempt to solve the problem of the disposal of all household waste, including garbage, until the Kernerator was perfected several years ago.



The Kernerator combines the three recognized desirable features: first, it destroys refuse where it originates; second, it destroys by burning; third, there is no cost.

No Upkeep Cost—the Waste is All the Fuel Required

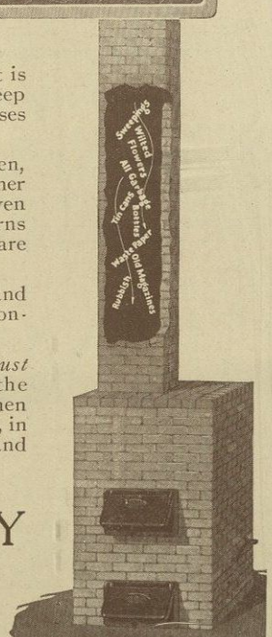
The Kernerator is built into an enlarged base of the kitchen chimney, where is placed an arrangement of grates designed with a by-pass, which permits the draft to pass over and around, as well as through, the material to be burned. No fuel is required, since it is a demonstrated fact that in a normal household there is more than enough combustible material, such as waste paper, rags and the like, to dry out the moisture from any ordinary supply of garbage. The garbage itself is thoroughly combustible when dried, and requires only sufficient heat to evaporate the moisture in order to render it combustible.

Just an occasional touching of a lighted match to the air-dried matter is all that is required. Odor and decomposition are impossible, for the periodical burnings keep interior and flue of the Kernerator sterile, while the deposits of soot, creosote and gases which are products of combustion, are an effectual retardant of decay.

A receiving hopper door, as illustrated, is placed in the chimney flue in the kitchen, as well as on the upper floors if desired. Into this hopper door is dropped all manner of refuse—rags, sweepings, wilted flowers, tin cans, broken glass and crockery, even safety razor blades—as well as the daily kitchen waste. An occasional lighting burns everything but the non-combustibles (metallic objects and the like) and these are rendered germ-free for removal with the ashes.

The Kernerator is designed to meet the requirements of all types of homes, and the cost of installation (which is the only cost) is very small compared with the convenience, sanitation and comfort it promotes.

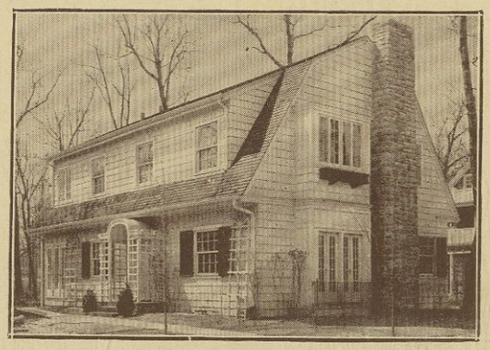
But this fact must be borne in mind when planning the home: *the Kernerator must be installed when the building is being erected*, as it cannot be built in later without the almost prohibitive expense of complete re-designing and rebuilding of the kitchen chimney (if, indeed, it is possible to install it at all). It is well to remember this, in early consultations with your architect, in order that he may be able to plan and dimension the chimney with the needs of the Kernerator in mind.



KERNER INCINERATOR COMPANY

1020 CHESTNUT STREET

MILWAUKEE, WIS.



Walls finished with Cabot's Old Virginia White.
Roof stained with Cabot's Creosote Stains.
C. E. White & J. T. Pomeroy, Architects, Chicago.

Stain Your Outside Woodwork

Siding and Boards, as well as Shingles, are Beautified and Preserved by

Cabot's Creosote Stains

Economical: Cabot's Stains cost less than half as much as paint.

Easily and Cheaply Applied: Any intelligent workman can put them on twice as quickly as paint—or you can do it yourself—thus halving the labor cost.

Creosote Penetrates and Preserves the Wood: They are made of genuine refined Creosote, "the best wood preservative known."

Rich, Handsome Durable Colors: The soft velvety colors bring out the beauty of the grain and texture of the wood, and the colors last.

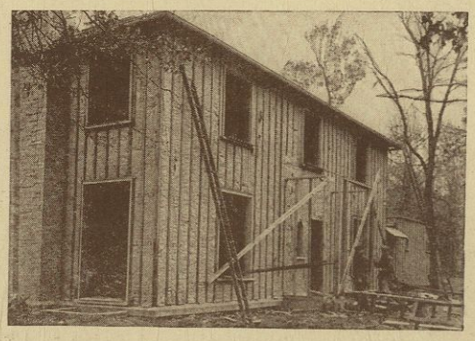
Cabot's Old Virginia White

The soft, brilliant "whitewash white" stain effect. As bright as fresh whitewash and as lasting as paint.

Cabot's Double White

Whiter than white lead and has 50% more hiding power. Two coats cover as well as three of lead.

You can get Cabot's Stains all over the country. Send for samples of wood stained in greens, reds, grays and browns of many shades.



This shows a house insulated with Cabot's Quilt, ready to receive the outside finish.
Russell S. Walcott, Architect, Chicago, Ill.

Underwear for Houses

Underclothing makes people warm because it prevents the heat of their bodies from escaping. You can make your houses warm in the same way.

Cabot's Insulating Quilt

prevents the house heat from escaping. It insulates the whole house and saves the heat from the heater —that costly heat. It keeps the house warm on the smallest amonnt of coal; saves one-quarter to one-half of the coal bill. Makes the house comfortable for all time. Preserves health and saves doctor's bills. Makes the house cooler in summer. Quilt is not a mere felt or paper, but a scientific insulator that makes the house like a thermos bottle.

Sample of Quilt with full details, and references to dozens of users, sent FREE on application

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Manufacturing Chemists

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CABOT'S Conservo Wood Preservative
Stucco and Brick Stains

A Thought to the Interior Beautiful of Your Home

IF you would have it distinctive, expressive of exquisite taste and culture in every detail of appointment, whether within a wide or a limited price-range—then the Strawbridge & Clothier Department of Interior Decoration stands prepared to give you real service — entirely without charge.

Our extensive stocks of Furniture, Lamps, Rugs, Upholstery and Art Wares are now at their best, in assortments sufficiently varied to meet the requirements of every scheme of modern interior decoration.

Strawbridge & Clothier

Philadelphia

You Can Really *Enjoy* the Winter if You Eliminate

COAL SHOVELING
Building and rebuilding of fires on cold wintry mornings.

GRATE SHAKING
The operation usually left to the woman of the house and is performed several times a day. This should not be a modern woman's work.

ASH HAULING
The drudgery of cleaning up the dust and dirt caused by coal burning.

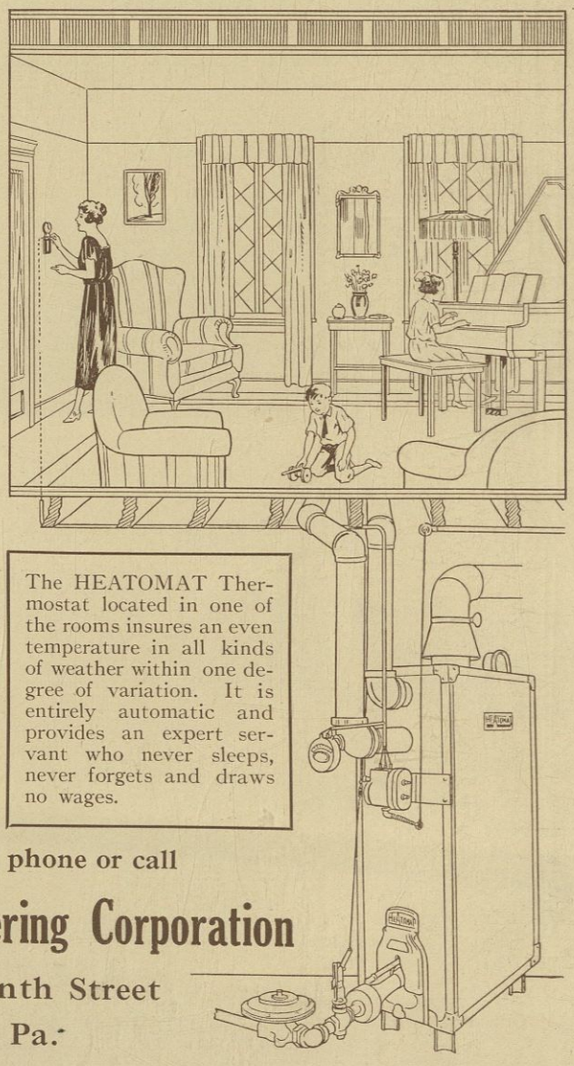
DIRTY COAL BIN and DUST
The constant stream of expenses incidental to maintaining a coal furnace, such as the coal man, the man who carries the coal to your basement, the ash man, the furnace man, the clothes cleaner and the laundry, the rug and drapery cleaner, and the men who repair your lawn, sidewalk and coal windows.

Install a HEATOMAT GAS BOILER and end furnace trouble

The HEATOMAT is the modern gas burning Boiler for Steam, Hot Water or Vapor Heat.

It assures forever clean living quarters—abolishes the coal bin and enables you to keep the basement as spick and span as your Dining Room.

The pilot is lit in the Fall and practically forgotten until it is time to turn off the gas in the spring.



The HEATOMAT Thermostat located in one of the rooms insures an even temperature in all kinds of weather within one degree of variation. It is entirely automatic and provides an expert servant who never sleeps, never forgets and draws no wages.

For INFORMATION write, phone or call

United Utilities & Engineering Corporation

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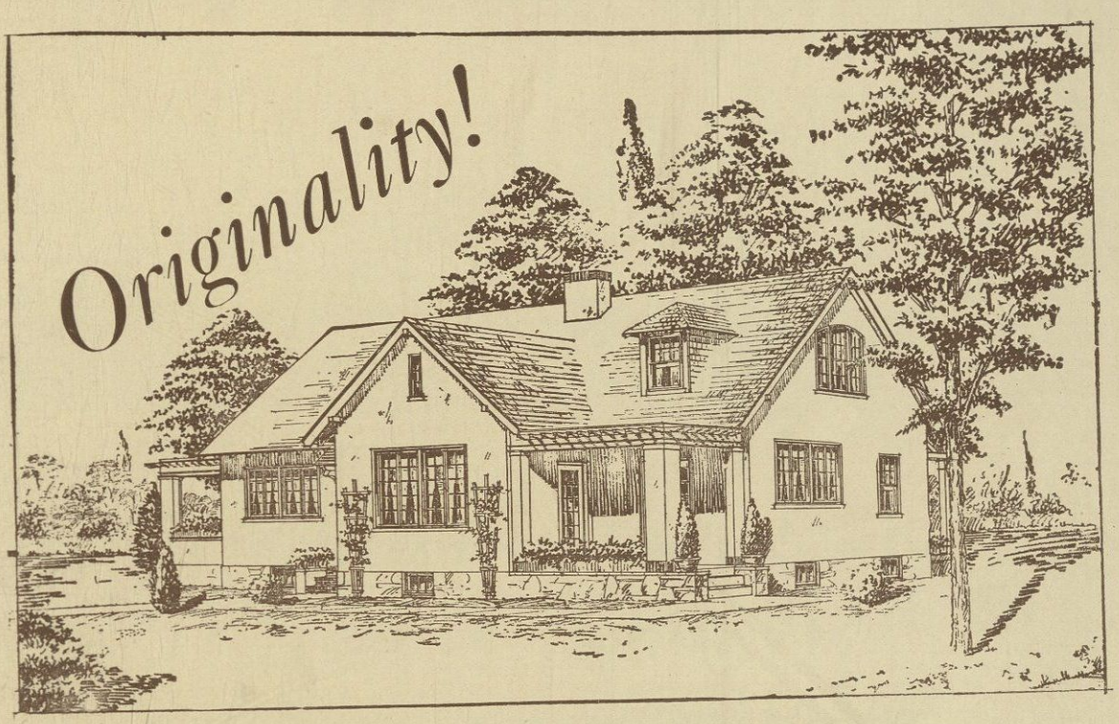
Philadelphia, Pa.



GET away from the commonplace—the banal—secure a de-luxe design for your new home that will be impressive and individual. If you don't see what you want in this book—read

The Philadelphia Record's Architectural Page

An Architect of experience in residential design, who had accurately sensed the present trend away from various house types that have become commonplace creates exclusively for this splendid page.

Only the best concepts of designing appear. His comments regarding each design explain its individual advantages.

You'll get many helpful hints on construction, mention of common mistakes to be avoided, color schemes exterior and interior, how to add a beautiful finish to color.

You'll get a new and inspiringly professional viewpoint on home-building that you cannot afford to overlook.

Write for sample copy of Architectural Page while the idea is warm—address

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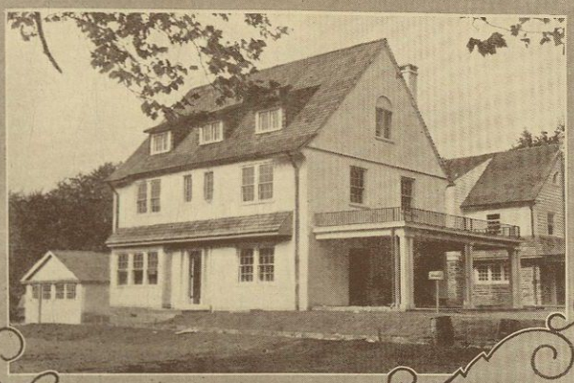
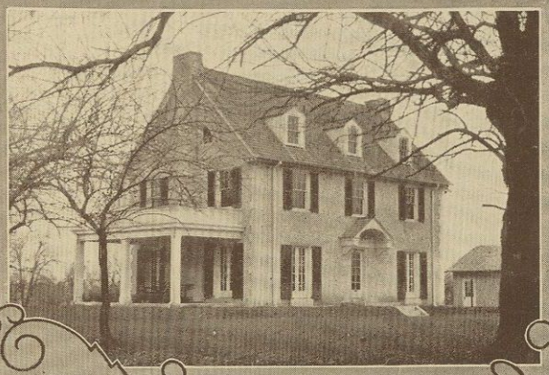
Reputation to Uphold



Built by Lower Merion Realty Company, at Haverford, Pa.



On Lansdowne Avenue, West of Garrett Road, Delaware County, Pa.

The Straub Patented Cinder Concrete Block

PENN BUILDING BLOCKS

THESE patented building blocks are manufactured in practically every city of the United States and are unequalled for house construction, because of the following important features:

They take stucco perfectly—nails hold as in wood—are soundproof—can be cut to size without waste or cracking. These blocks are dampproof—do not sweat and are rot and verminproof—frost does not affect them and they have received the 2½ hour fire-resistant test of the National Board of Fire Underwriters. Their many excellent qualities have been appreciated by the public and builders to such an extent that over 10,000 buildings have been erected with them. Construct your home of PENN BUILDING BLOCKS (The Straub Patented Block) and you will have a permanent building, easy to heat in winter and cool in summer, requiring a minimum amount of upkeep. Use WATERSEAL CONCRETE ROOF TILE and you will have a roof as substantial as your basement floor.

Penn Building Block Company, Inc.

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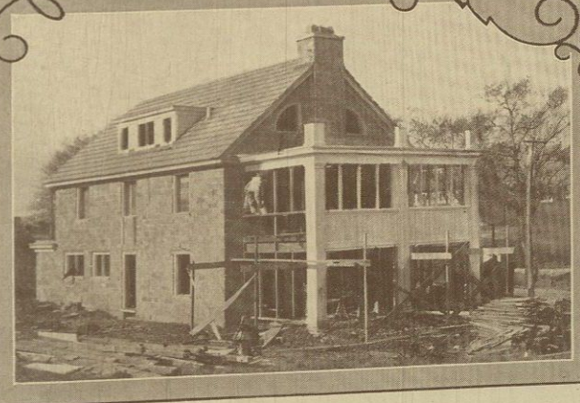
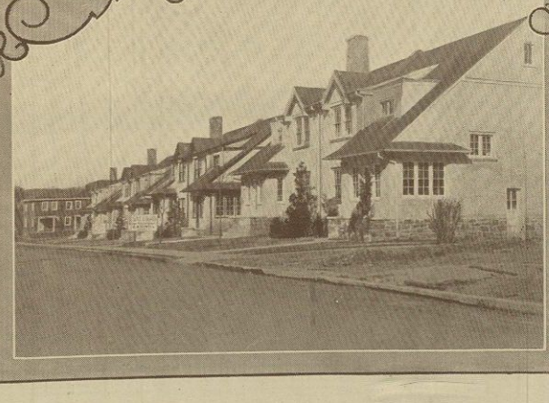
KEYSTONE: Main 8217

Residence of Mr. Robert H. Weeks, opposite Golf Course at Brookline, Pa.

An operation at Ardmore, Pa. All outside and party walls PENN BUILDING BLOCKS





—*Floors of Oak*— *"Lasts Forever"*

"The beauty and comfort of the home is characterized by the Hardwood Flooring used."

OAK the standard flooring of Medieval Days brings to modern construction an endorsement of Quality, Refinement and Character.

YOU do not grow tired of OAK, and its home-like quality of natural wood, polished just enough to bring out the beautiful grain and no man made composition can compare with this natural grain, there is something about the very feel of OAK that suggests comfort and ease.

YEARS ago, high cost confined OAK to the homes of only the well-to-do, but at this day with modern quantity production, accurate milling and scientific kiln drying, OAK is accepted as a universal FLOORING, within the reach of every person.

THE graceful lines of the furniture are reflected in the polished surface, when rugs are sparingly and tastefully placed so as to leave a wide floor expanse, the effect is all a home lover can desire.

UPON request we will forward you a beautifully illustrated booklet in colors on the *"Story of Oak Floors."*

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Distributors of QUALITY FLOORING

Office and Heated Warehouse
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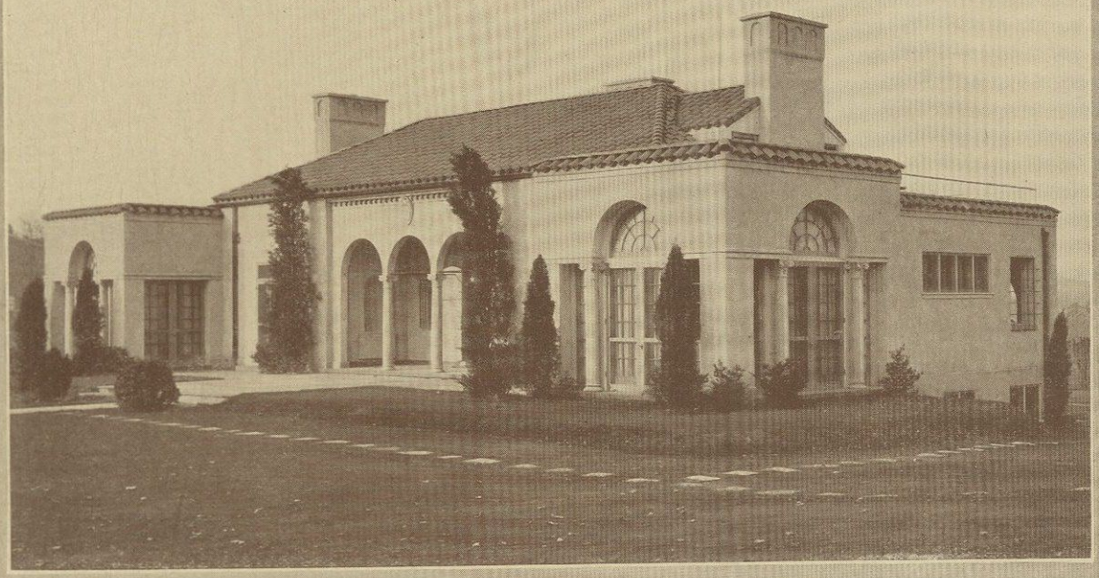
"We Have Chosen the Best" "We Ship Throughout the East"

"Quality Always"



Residence of Henry F. Miller, Esq., Philadelphia, Pa. G. Edwin Brumbaugh, Architect

CARE and discrimination in the selection of the builder of your home is of the greatest importance.

You will probably re-decorate or re-furnish your home but it is seldom, if ever, that you will RE-BUILD.

The narrow margin of a possible slightly higher first cost, is many times offset through the following years of satisfaction experienced in the ownership of a QUALITY built home.

At your request an executive of this organization will be glad to call and talk over the details of your home building project.

WM. H. EDDLEMAN & SON

BUILDERS

ROXBOROUGH IN PHILADELPHIA

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IMPORTED AND DOMESTIC

Carpets and Rugs

Specialists in Oriental Rugs of unusual character and size. Noted throughout the world as carrying one of the very largest and most comprehensive stocks—rugs to meet the requirements of all types of interiors. No other house is known to always have such a great number of large and small sized rugs of the most exceptional character and quality. Thus you are practically certain of finding here just the rug you desire and at a price that makes it an unmatchable value.

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in the laying, restoring
and taking care of

Fine Hardwood and Parquetry Floors

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Complete Satisfaction in bathroom luxury is only achieved by Fairfacts Bathroom Fixtures built in your walls.

BATHROOM Fairfacts FIXTURES

Fairfacts Fixtures

BUILT IN YOUR BATHROOM WALLS

To New House Builders

Some Important Heating Information

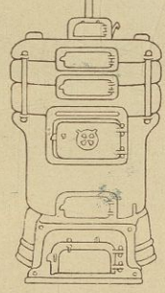
ADMITTEDLY, most heating information is dull, drab and dreary.

This we have in mind, isn't that kind.

It isn't, not alone because of the friendly chatty way in which it is told, but that it has so much to do with your comfort and contentment.

If you are anything like most who build a home, you have given no end of consideration, for instance, to the kind of floors that go in the house, or the roof that goes on it; but as for the heating, you simply decide on what system it is to be.

You seem to take it for granted that if it's a hot water, steam or vacuum system, whichever of the three decided on—that settles it.



As a matter of fact, it's just the beginning.

Any three of the systems will be satisfactory, if you have the right boiler.

None of them ever can be, if you have the wrong one.

Furthermore, don't be too hasty in deciding on the system.

Send for our *Happy Solution Book*. It was written especially for just such as you, who want the real facts about the various systems and the truth about the right boilers.

The *Happy Solution Book* won't cost you a cent. But it's more than likely it will save you many a dollar.

Send for it.

Burnham Boiler Corporation

IRVINGTON, N. Y.

Burnham Cosy Comfort Heat

Representatives in All Principal Cities

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Harbor Commission Building, Toronto

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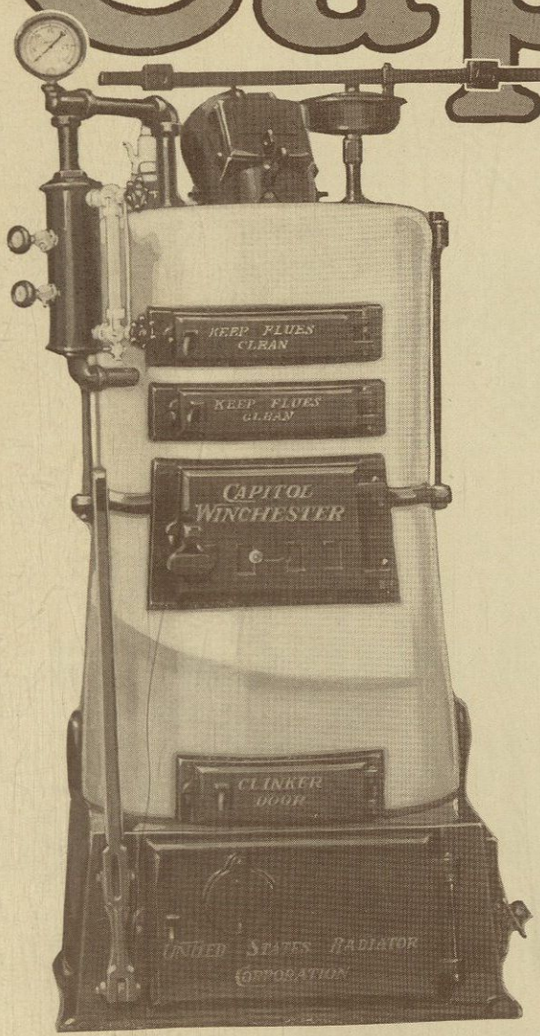

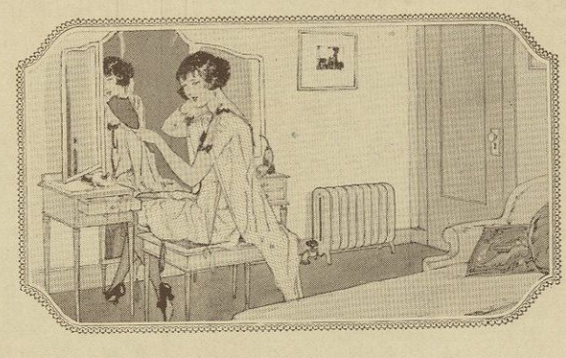

There are just two ways to buy heating equipment—on a price basis or on a quality basis.

If you are influenced solely by "price," you must be prepared to accept the entire responsibility of the investment.

If you rely upon Capitol quality, we will very gladly share the responsibility with you. Such has been our policy for thirty years.

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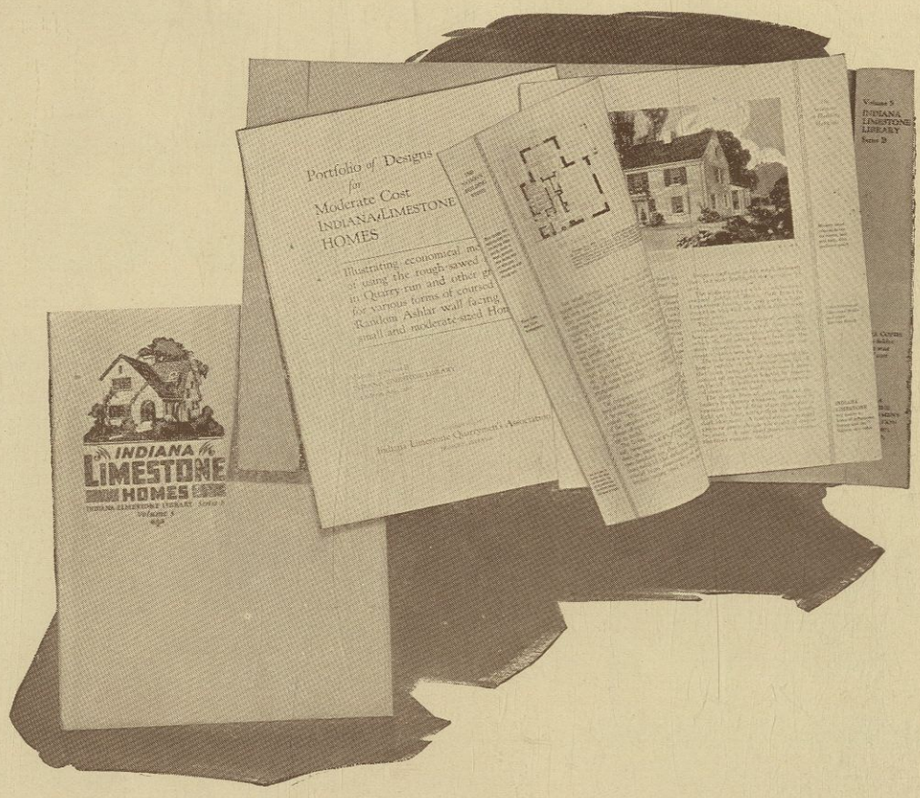
Boilers



Are you planning a new home?

A PORTFOLIO of house designs prepared by a leading firm of Architects under the supervision of our Technical Director is just off the press. These designs combine economy of space with attractive arrangement of rooms, and will be sent upon receipt of fifty cents. Address, Indiana Limestone Quarrymen's Association, Box 799, Bedford, Indiana.

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The NATION'S BUILDING STONE

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1866 CURTIS WOODWORK "The Permanent Furniture for Your Home"

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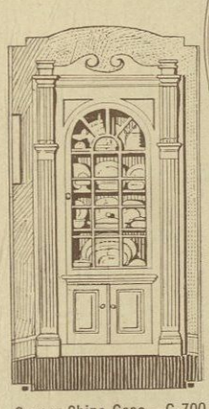
Norris and Richmond Streets

PHILADELPHIA, PA.

Interior Door—C-302
With Trim—C-1620



Corner China Case—C-700

MATERIALS THAT ARE WORTHY OF YOUR IDEAL HOUSE

ENTRANCES

INTERIOR DOORS

WINDOWS

FRAMES

TRIM

STAIRS

PERMANENT FURNITURE

LONG AND SHORT LEAF YELLOW PINE

SPRUCE

HEMLOCK

No matter how much of a genius your architect may be, he cannot take imperfect materials and mold them into a perfect whole.

To make the house a thing of beauty, he must have lumber and brick, plaster and woodwork through which he can express structural beauty.

Not least important is the Woodwork. Curtis Standardized Architectural Woodwork is beautiful; it has sound construction; it is reasonable in cost by virtue of quantity production. Every piece bears the trademark, "1866", and carries a guarantee of complete satisfaction.

Trademarked materials solve your problem of "How can I know whether the best is used?"

Curtis Woodwork and all building lumber sold by The Gillingham Company are approved by architects.

Someone has said that you cannot make a beautiful home with an ugly house as a starting point. Let's start yours right.

Make Each Home Modern as well as Beautiful

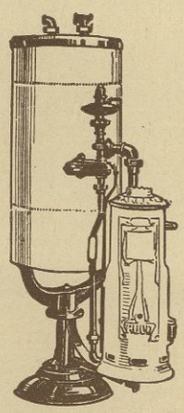
A recent Sample House attracted unusual interest because it included even an electrical appliance that enabled the owner to press a button while in bed—to start the water boiling for the eggs and coffee. Yet down in the cellar there was a small coal stove for furnishing hot water—requiring daily poking and stoking—and the dirt, dust and ashes.

At no extra and probably with less operating expense, this home owner could have enjoyed RUUD Perfect Hot Water Service. A Home cannot be modern unless it is equipped with Automatic Hot Water. And America's Leading Hot Water Service for the last 27 years has been

RUUD HOT WATER

To the Architect and Builder

RUUD Hot Water adds an important extra selling argument to place before the Home Buyer. In every field there is one product by which all others are judged. All heaters are compared to the RUUD—as the Standard for Lasting Service.



Storage System

A size for every home —small or large

Write for these figures.

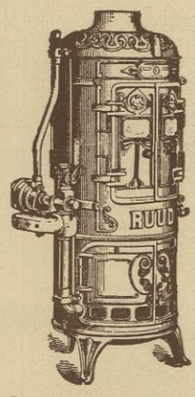
Write for the Truth About Hot Water —why it costs less money today to operate a RUUD—compared with the small coal stove method.

Don't Experiment—Specify the RUUD

Bartlett & Company

1938 MARKET STREET

PHILADELPHIA, PA.



Instantaneous Type

Made in several sizes including the RUUD 95 for the small home

"Welcome!"—says Good Hardware

And it means what it says

Dignity, beauty, serviceability, hospitality—all are expressed in Corbin equipped entrances. Corbin hardware is thoroughbred, as all architects know. That's why so many specifications contain the words "Corbin or equal." Good buildings deserve good hardware—not only in the entrance—but everywhere in the building.

If you're interested in building, write for attractive illustrated booklet,
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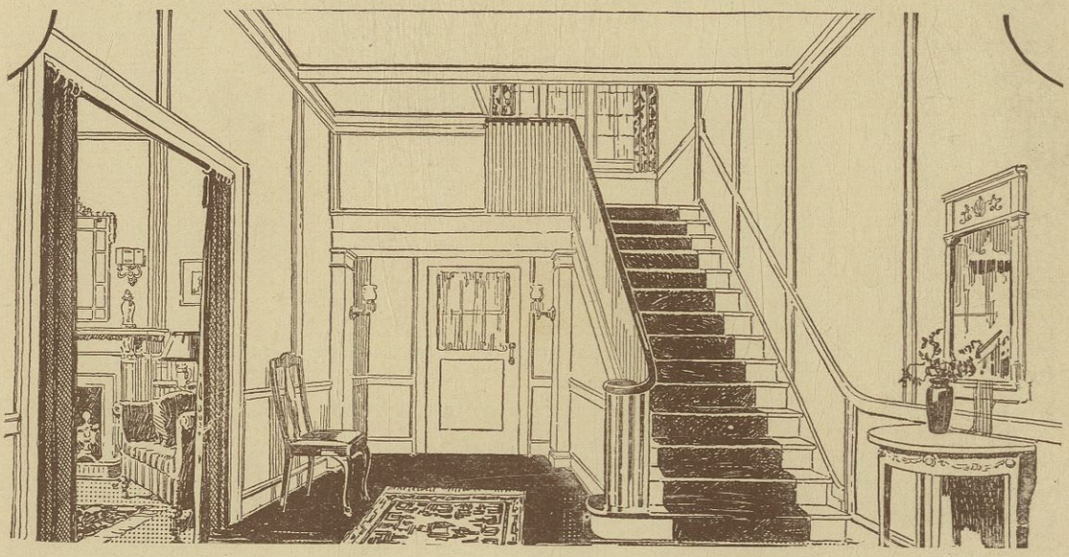
—FOR—

Millwork Stairwork Cabinetwork Mouldings



UPSON BOARD
STOCK MILLWORK

UPSON TILE
SPECIAL MILLWORK

If It Is Made of Wood We Can Make It

WE ARE WELL EQUIPPED TO MANUFACTURE:

Sash Sash Doors Panel Doors Mirror Doors Frames
Dressers Book Cases Mantels Stairwork
Colonnade Openings

LUMBER FLOORING SHINGLES FENCING

BEFORE YOU BUY, SEE

HALL BROTHERS & WOOD

LUMBER and MILLWORK

54th Street and Lancaster Avenue PHILADELPHIA

ESTABLISHED 1869

INCORPORATED 1906

Wm. N. Blackburn,
Drexel Hill, Pa.
Dear Sir:

We have used the Blackburn Flue Throats and have found them very satisfactory and are now making them a part of our standard equipment.

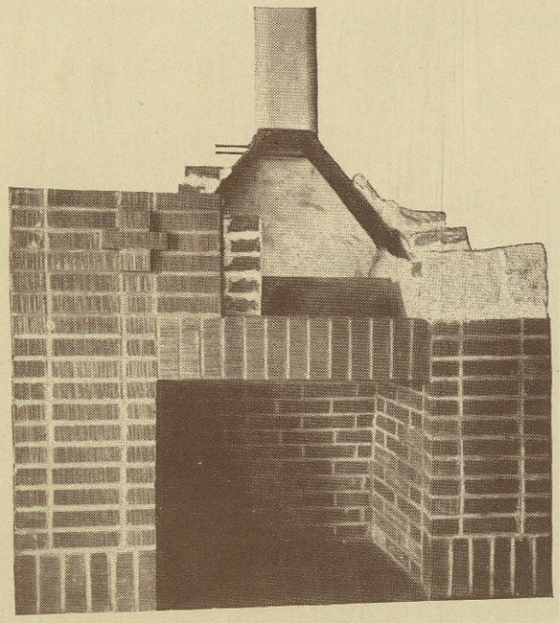
Yours very truly,
Lower Merion Realty Co.,
F. C. Feld, Supt. of Construction

Bowden Construction Company
1935 Chestnut Street
Philadelphia, Pa.

Wm. N. Blackburn & Co.
Gentlemen:

It gives me great pleasure to recommend the Blackburn Cast Iron Throat for fireplaces. We have used them and find them satisfactory in every way.

Yours truly,
Bowden Construction Company.



NORMAN REALTY CO.
6926 West Chester Pike
Opposite 69th St. Terminal
Upper Darby, Pa.

Mr. Wm. N. Blackburn
Dear Sir:

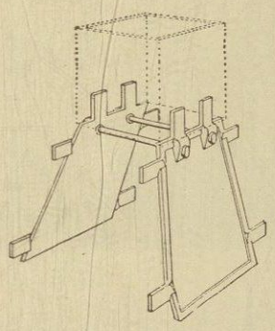
We have used several of your flue throats in chimneys in houses which we have been building and so far we have never had any trouble with fireplace smoking in cases where we have used your flue throats.

Very truly yours,
Norman Realty Co.,
John J. Wright, Supt.

This Flue Throat can be used with any make of dampers.

The right of this *Flue Throat* is fully protected.

BLACKBURN FLUE THROAT
AND DAMPER



By Installing the BLACKBURN FLUE THROAT

You are protected from the seepage of rain water into your partially constructed fireplace in event of a storm during construction

Again, in event of a heavy frost during construction causing the mortar to freeze, a fireplace with a Blackburn Flue Throat is insured against the disintegration of the masonry work. This Flue Throat is a guarantee against smoke and fire seeping through the seams where mortar has not become a homogeneous mass caused by freezing.

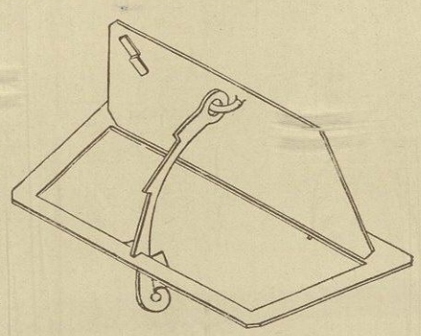
The Blackburn Flue Throat reduces the cost of construction by being able to eliminate much of the brick and stone construction.

It eliminates *Smoke Pockets*, giving an absolute straight flow to the smoke.

It prevents *fires* and its hazard.

As a further re-enforcement each set of *Flue Throats* are equipped with two tie bolts whicn run through a re-enforced base on each section of the *Flue Throat* which absolutely prevents spreading or collapsing of the fireplace.

The mason can more quickly build a fireplace as the *Flue throat acts as a form to lay the stone and brick against.*

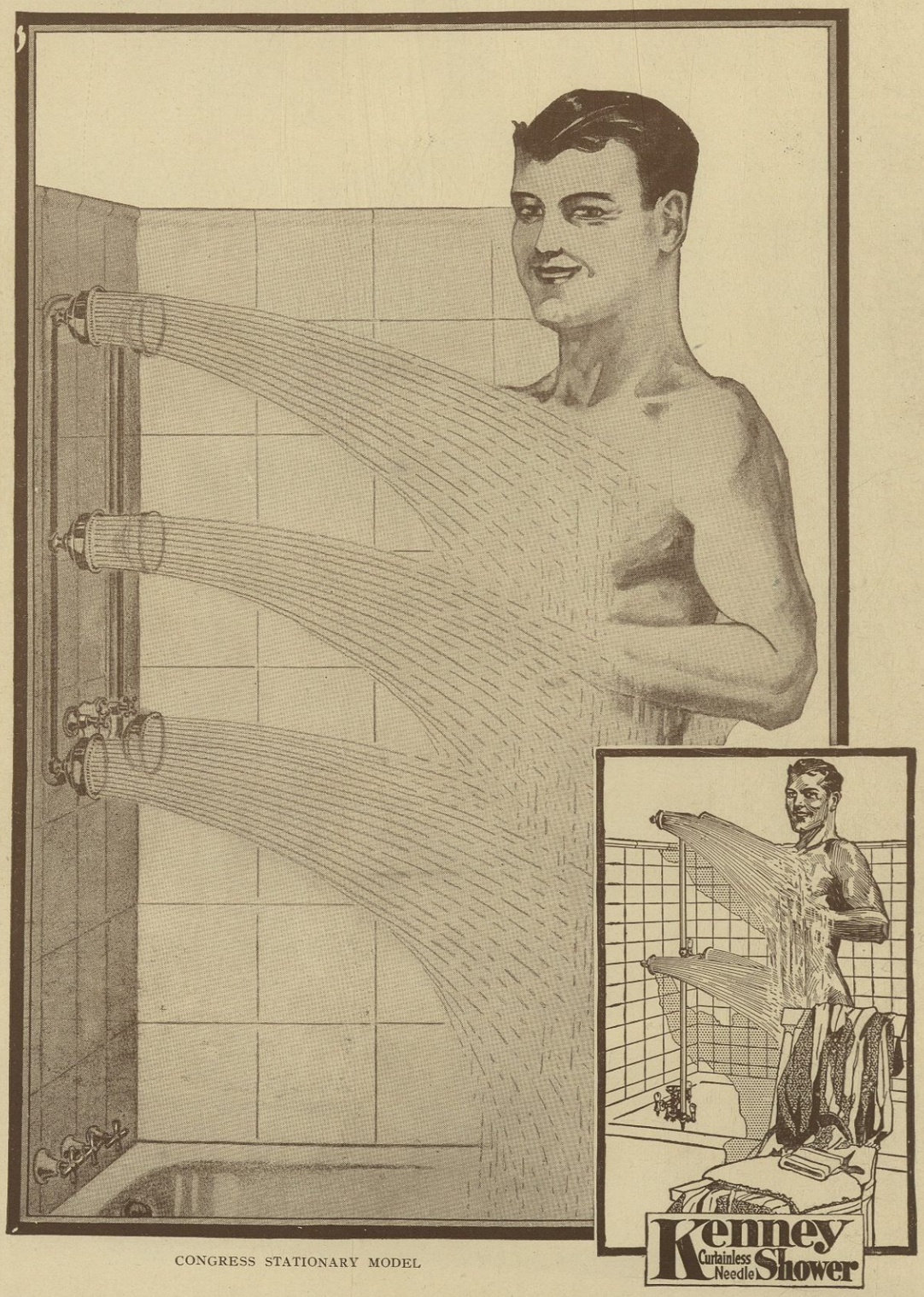


WILLIAM N. BLACKBURN, Patentee and Owner

DREXEL HILL, DELAWARE COUNTY, PA.

Bell Phone, Lansdowne 2467-W

The Kenney *Curtainless* Shower



CONGRESS STATIONARY MODEL

Kenney Showers are body needle showers, curtainless, fine in appearance, substantial, reasonable in cost, easy to install either over end of tub or in stall. They have demonstrated their practicability and efficiency to more than 300,000 users. In residences, apartments and hotels everywhere are Kenney Shower users.

The portable models as shown in the small illustration fit any bath tub faucet, anyone can quickly and easily be attached. Once a user, always a booster. Full information, catalog and prices sent on request.

THE KENNEY-CUTTING PRODUCTS CORP. (E. Norris Brown, Representative)
908 City Centre Building, Philadelphia, Pa.

Keystone Stucco Mfg. Co.

INCORPORATED

Artistic MAGNESITE Stucco

CONSULT ONE OF OUR ENGINEERS

Lloyd and Paschall Aves.
Philadelphia, Pa.

Woodland 1067

West 2900

This Residence is Lathed with "BOSTWICK TRUSS LOOP METAL LATH," Standard, Painted, weighing 4½ lbs. per square yard and guaranteed for the life of the Building

The Bostwick Steel Lath Company

NILES, OHIO

Manufacturers of METAL LATH, CORNER BEAD, Etc.

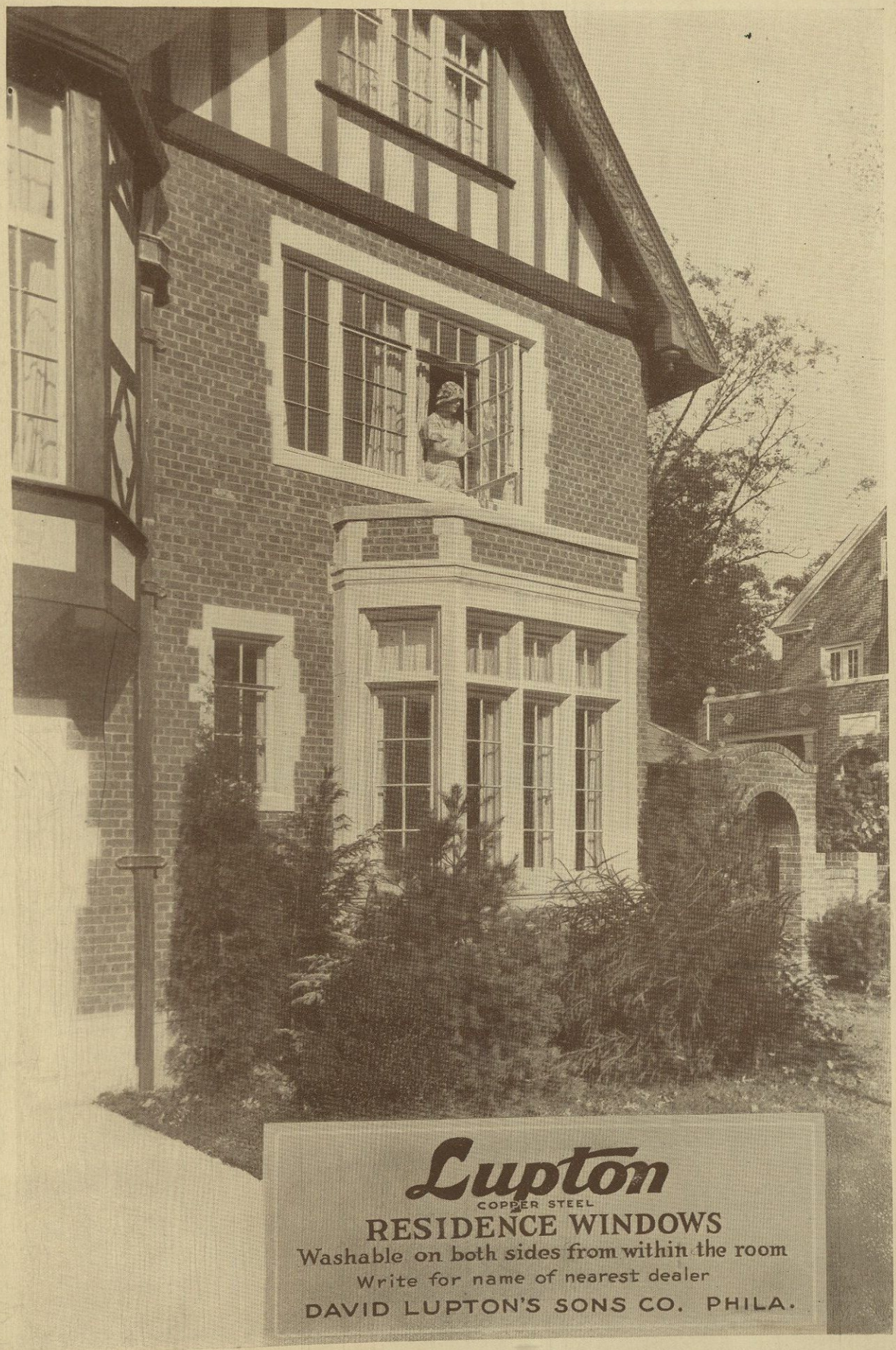
Eastern Branch

2322-24-26-28 Callowhill Street
Philadelphia, Pa.

J. H. DONNELLY
Manager

CORRESPONDENCE SOLICITED

BOTH PHONES



Lupton

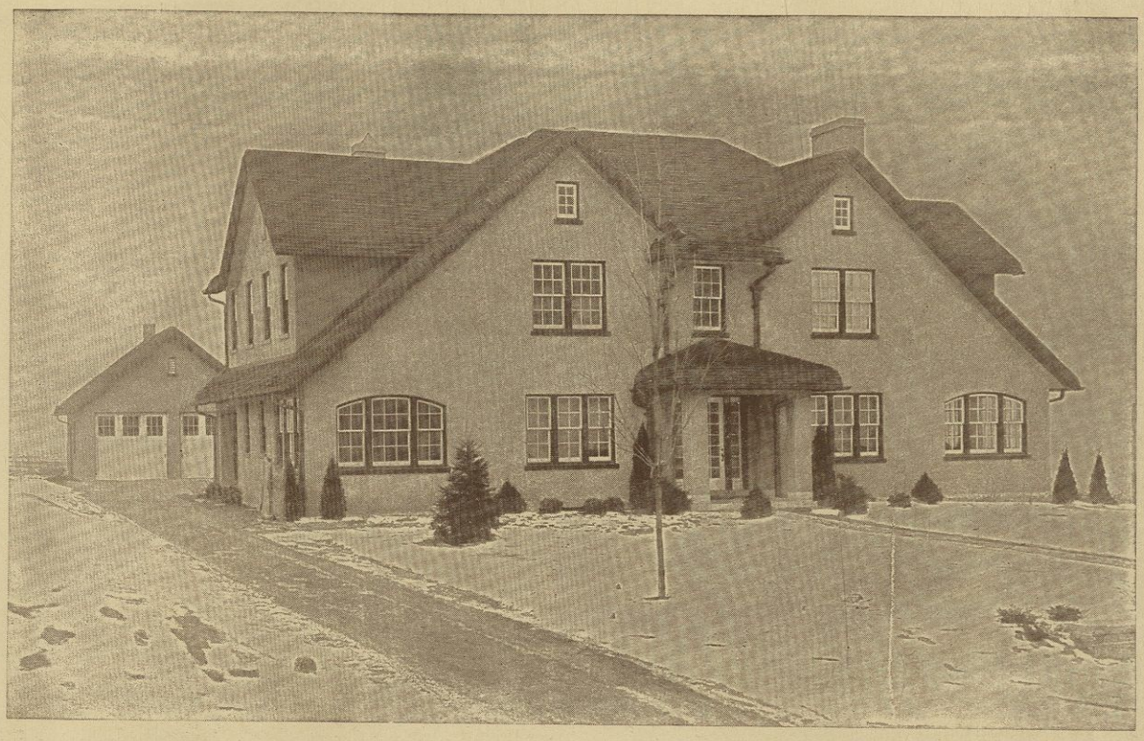
COPPER STEEL

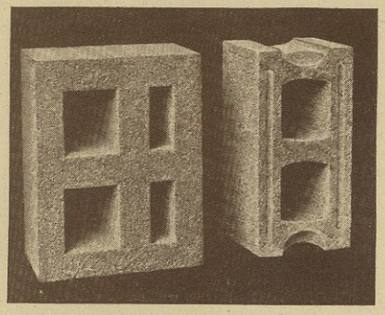
RESIDENCE WINDOWS

Washable on both sides from within the room

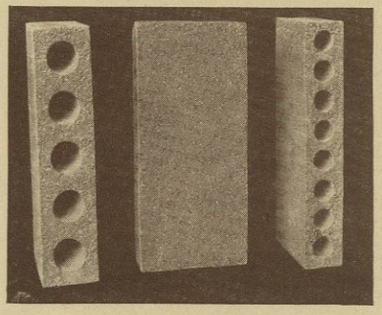
Write for name of nearest dealer

DAVID LUPTON'S SONS CO. PHILA.

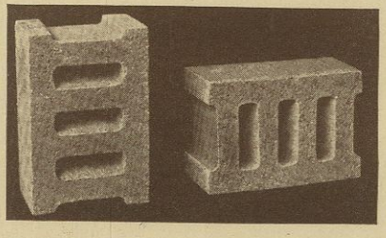




12 x 8 x 16—FOUNDATION BLOCK
8 x 8 x 16—WALL BLOCK



4 x 8 x 18 }
3 x 8 x 18 } —PARTITION TILE



5 x 8 x 12—BACK-UP TILE

Straub Patented Cinder Concrete Building Blocks

Philadelphia Partition and Building Block Co.

TWENTY-EIGHTH and RITNER STREETS
PHILADELPHIA, PA.

Bell, Oregon 8040

Keystone, Race 3553

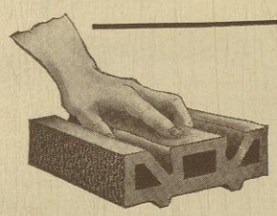
"Fisklock" Makes Building Dollars Go a Long Way

HOME builders are often surprised that a "Fisklock" house of so much charm and comfort is within reach of those who must spend the "building dollar" carefully. "Fisklock" has the texture and beautiful blending colors of our "Tapestry" brick, yet it is especially designed for economical construction and is used to advantage throughout the entire range of house building.

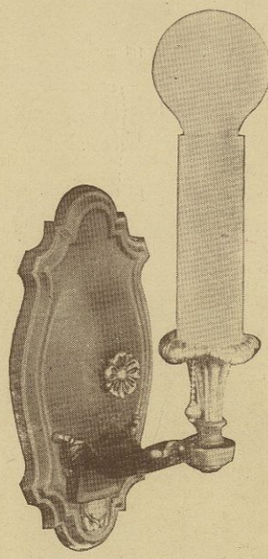
A "Fisklock" brick is equivalent in size to two standard bricks. It is easily handled and laid at the same labor cost as the two bricks it replaces. A "Fisklock" wall has all the advantages of solid brick, and in addition the air in the spaces within the wall affords better insulation against heat or cold than any other material. A "Fisklock" house is one in which you can always take pride.

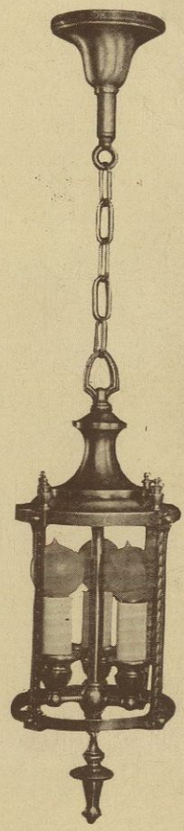
Fiske & Company
Incorporated

NEW YORK BOSTON WATSONTOWN, PA.



FISKLOCK
THE TWO-IN-ONE BRICK





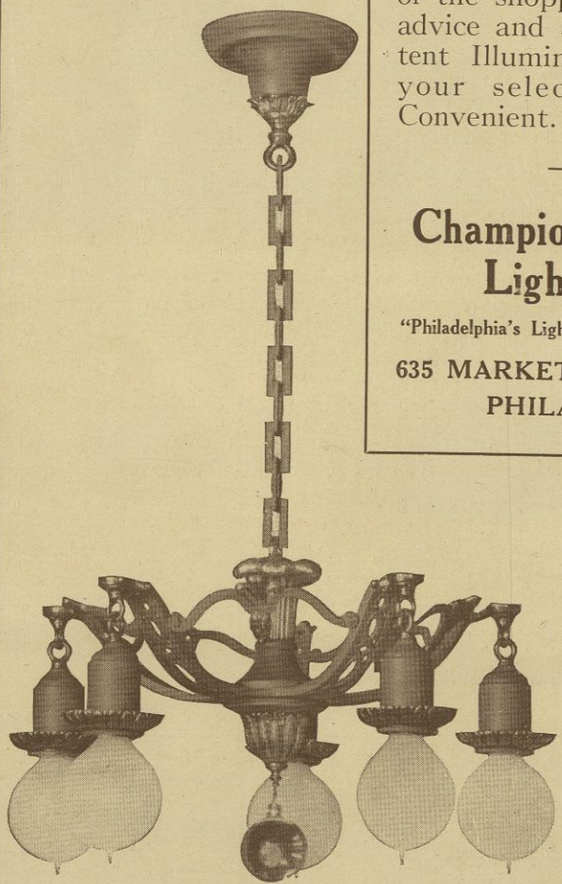
Service The Champion needs no introduction to the Philadelphia Public, and our Engineering, Sales and Service Staffs are conceded to be the best.

Design Five beautiful showrooms, replete with every wanted design, in the heart of the shopping district, and the advice and suggestions of Competent Illuminating Experts makes your selection Pleasant and Convenient.

Champion Incandescent Light Company

"Philadelphia's Lighting Fixture & Lamp Headquarters"

635 MARKET STREET (at Seventh)
PHILADELPHIA, PA.



Ambler Asbestos Shingles with broken edge butts

They Cannot Burn, Rot, Split, Curl, Warp nor Check, and Never Require either Painting or Repairing

The roof being the most conspicuous part of the house and the most open to attacks from the elements, must serve two purposes, viz.:

It should appeal to the artistic taste of the individual, as well as have everlasting permanence, and should in no way slight one purpose to serve another. ***Ambler Asbestos Shingles*** are made in standard thickness, shapes and colors, for Honeycomb, French and American method of application, and are also made ¼" in thickness, 9" x 18" in size as illustrated above, offering to the property owner and architect, roofs of the most simple as well as the most intricate "texture" and color design.

These are made entirely of selected Asbestos fibres and the best Portland cement, scientifically colloided and then finished under suitable hydraulic pressure. When you roof your house, or other buildings with ***Ambler Asbestos Shingles*** you kiss your roofing troubles "good-bye", and never think of your roof again during your lifetime.

Asbestos Shingle Slate & Sheathing Company

2013 Market Street - Philadelphia

For quick service Phone Spruce 5253

Kelvinator Electric Refrigeration

Will add to the comfort and convenience of your home by eliminating the constant bother and worry of ice delivery

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Philadelphia, Pa.
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Spruce 4812 : Locust 8457

We will be pleased to send illustrated literature describing the Kelvinator

FLECK BROS. CO.
PHILADA., PA.